



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

SMARTCODE BUILDING/SITE PLAN APPLICATION (ARTICLE 5)

1. Location of Property:

Street Address: Lot 5 - Southwest corner of Lacy Road and Syene Road

Legal Description - (Metes & Bounds, or Lot No. And Plat): Lot 5, North Park Fitchburg, as recorded in Volume 60-030A of Plats, on Pages 154-156, as Document Number 5087380, Dane County Registry, located in the NE 1/4 of the NW 1/4 of Section 14, in Township 06 North, Range 09 East, in the City of Fitchburg, Dane County, Wisconsin, containing 40,719 square feet, more or less.

2. Description of Project: 71-unit apartment building with underground parking

3. Existing Transect Zone: T5 **Article 3 or Article 4 approval date:** _____

4. Size of Site: 39,061 SF **Site Density (if applicable):** 550 sf/du

5. Building/Site Plan applications shall provide plans and information showing the following:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 1. Building Disposition | <input checked="" type="checkbox"/> 12. Landscape Standards |
| <input checked="" type="checkbox"/> 2. Building Configuration | <input type="checkbox"/> 13. Signage Standards |
| <input checked="" type="checkbox"/> 3. Building Use | <input type="checkbox"/> 14. Special Requirements, if any |
| <input checked="" type="checkbox"/> 4. Parking calculation & location | <input checked="" type="checkbox"/> 15. Architectural Standards |
| <input checked="" type="checkbox"/> 5. Number of dwelling units | <input checked="" type="checkbox"/> 16. Fencing Standards |
| <input checked="" type="checkbox"/> 6. Base Residential Density | <input checked="" type="checkbox"/> 17. Lighting Standards |
| <input checked="" type="checkbox"/> 7. Building square footage | <input checked="" type="checkbox"/> 18. Statistics, maps and other documentation |
| <input checked="" type="checkbox"/> 8. All requests for Administrative Waivers, if any | showing how the Article 5 application, in |
| <input type="checkbox"/> 9. All requests for Administrative Approvals, if any | combination with the past approved Article 5 |
| <input type="checkbox"/> 10. All known requests for Conditional Use | plans, will meet the approved Community |
| Permits, if any | Regulating Plan, and the standards of this |
| <input type="checkbox"/> 11. Civic Building design(s) | Chapter. |

***Also submit all mapping in either CADD or GIS files

Current Owner(s) of Property: Goldleaf Fitchburg LLC

Address: 2379 University Ave. **Phone No.:** 608-233-4423

Contact Person: Mike Filkouski **E-mail:** mfilkouski@littlecreekconst.com

Address: 7266 Cty Hwy V V, Sun Prairie, WI 53590 **Phone No.:** 608-628-1116

Respectfully Submitted By: Michael Filkouski **Date:** 1/14/2015
Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

*Application shall be accompanied by one (1) PDF document of complete submittal, one (1) full-size set of plans, two (2) reduced sets of plans (11" x 17"), and the required CADD or GIS files for mapping.

FOR CITY USE ONLY

Date Received: 1/16/2015 **Permit Request No.:** _____

716 2/24/15

APPROVED

2/24/2015 w/
attached conditions.

Lot 5 North Park Article 5 Conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Approval is based on plan set with site plan dated February 5, 2015, accompanying materials and responses to staff comments, along with ADR & Administrative Approvals/Waivers granted by the Plan Commission on 2/17/2015.
- 3.) All signage shall follow the requirements of Chapter 23 and obtain proper approvals for all signage.

SITE PLAN REVIEW CHECKLIST:

| <u>YES</u> | <u>NO</u> | |
|------------|---------------|---|
| <u>X</u> | <u> </u> | Signed and completed Building / Site Plan – Article 5 Application |
| <u>X</u> | <u> </u> | Proposals / design compliant with Ch. 23 SmartCode District |
| <u>X</u> | <u> </u> | Vicinity map (no larger than 11 x 17) |
| <u>X</u> | <u> </u> | 2 (two) reduced size (11 x 17) plan sets |
| <u>X</u> | <u> </u> | 1 (one) full set of bounded drawings, include landscape plans |
| <u>X</u> | <u> </u> | 1 (one) electronic copy (.tif or .pdf) of the plan set |
| <u>X</u> | <u> </u> | CADD or GIS files for all mapping |
| | | <u>Plans to include existing and proposed information on the following:</u> |
| <u>X</u> | <u> </u> | Location of structures, improvements and landscaping |
| <u>X</u> | <u> </u> | North arrow and scale bar |
| <u>X</u> | <u> </u> | Site boundaries |
| <u>X</u> | <u> </u> | Setback distance from property lines |
| <u>X</u> | <u> </u> | Rights-of-way, property lines and easements |
| <u>X</u> | <u> </u> | Location & dimensions of driveways, streets and sidewalks |
| <u>X</u> | <u> </u> | On-site parking and circulation |
| <u>n/a</u> | <u> </u> | Location of loading spaces, if applicable |
| <u>X</u> | <u> </u> | Location of trash receptacle enclosure |
| <u>X</u> | <u> </u> | Location of all outdoor electrical, plumbing and mechanical equipment |
| <u>X</u> | <u> </u> | Landscaping Plan for site |
| <u>TBD</u> | <u> </u> | Signage Plan for site (type & fixtures) |
| <u>X</u> | <u> </u> | Elevations for each side of the building detailing the materials & colors |
| <u>X</u> | <u> </u> | Fencing Plan (if installing fence) |
| <u>X</u> | <u> </u> | Lighting Plan (In footcandles) & fixtures cut-sheets |
| <u>X</u> | <u> </u> | Site plan data table containing: transect zone, site size in square feet or acres, lot coverage by building in square feet and percentage, residential density in units per acre (if applicable), square feet of impervious surface and parking and landscaping calculations. |

ARTICLE 5 SUPPLEMENTAL FORM: Revised 1/30/15

Building Disposition:

Lot(s) 5 Plat North Park
Transect Zone: T5
Lot Width 214'-0" Lot Coverage 76%
Type of Building: ☒ Edgeyard ☐ Sideyard ☐ Rearyard ☐ Courtyard ☐ Specialized
Principal Building Setbacks: Front (principal) 12' Front (secondary) 12' Side 10' Rear 31'-6"
Primary Setback: 12' feet Frontage buildout (if applicable): 89.4 %
Outbuilding: ☐ Yes ☒ No
Outbuilding Setbacks: Front n/a Side n/a Rear n/a

Building Configuration:

Type of Private Frontage: ☐ Common Yard ☐ Porch & Fence ☐ Light court ☐ Forecourt
☒ Stoop ☐ Shopfront ☐ Gallery ☐ Arcade
☐ Parking Lot ☐ Common Entry & Planter
% of clear glass of 1st story Façade: 37.1 %
Overall building height: 46' feet 4 stories
1st story: 10'-8" feet
2nd story: 10'-8" feet
3 [X] story: 10'-8" feet
4th story: 10'-8"

Building Use:

Use of principal building: Multi-family residential
of residential dwelling units in principal building (if applicable): 71 dwelling units
Use of accessory building: n/a

*If multiple uses in building, please provide square footage of each type of use.

Parking & Density:

of parking stalls provided within the Lot: 27 site/60 garage
of parking stalls along parking lane corresponding to the Lot Frontage: 0
of parking stalls by lease or purchase from a Civic Parking Reserve within the Community Unit: 0
If looking to use Effective Parking standards, applicant shall provide completed Parking Occupancy Rate Table (Table 20)
Current density for transect zone within the block: 76 units/acre (per 5.9.2f)

Parking Location:

Drive width: 20'-24'

Material of parking / drive areas: Asphalt

Landscape:

% of landscape area of 1st Layer of Principal Frontage: 52 % (minimum 30%)

% of landscape area of 1st Layer of Secondary Frontage: 56 % (minimum 30%)

of trees planted within the 1st Layer: 4

Requirements: T3 – 1 tree shall be planted within the 1st Layer for every 800 sq. ft of landscape area

T4 – minimum of 1 Understory Tree or 6 shrubs planted within 1st Layer for every 500 sq. ft. of 1st Layer landscape area.

T5 – Trees not required in 1st Layer.

Signage:

A or B grid street: _____

Type of sign: _____

(* note: A sign permit is required for all signs)

Architectural: For buildings other than single-family and two-family Edgeyard & Sideyard Residential:

Type of building materials: brick veneer, vinyl siding, composite panels, aluminum railings, precast sills/bands

*Vinyl siding is not permitted.

Fence: ☒ Yes ☐ No

If yes, fence at the 1st Layer shall be painted or stained.

Balcony or porch: ☒ Yes ☐ No

Fencing:

Height of fence (if applicable): 3'-6" feet

Lighting:

Are all parking lot and exterior building lighting on private lots dark sky approved or full cut-off fixtures? ☒ Yes ☐ No

Average lighting levels, in footcandles, at the building frontage line: 0

AA#1



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
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SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

Location of Property:

Street Address: Lot 5 - Southwest corner of Lacy Road and Syene Road

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Administrative Waiver Details:

1. Administrative Waiver Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Waiver(s) should be submitted with this application.

Administrative Waiver Checklist:

- ☐ 1. Describe each specific Waiver requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what was required by the Code, what is proposed and the difference.
- ☐ 2. Describe why each Waiver is requested. Why can the current regulations not be met?
- ☐ 3. Describe any mitigation strategies to offset the effect of the relief requested.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

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Phone No.: 608-233-4423

Contact Person: Mike Filkouski

E-mail: mfilkouski@littlecreekconst.c

Address: 7266 Cty Hwy V V, Sun Prairie, WI 53590

Phone No.: 608-628-1116

Respectfully Submitted By: Michael J. Filkouski
Owner's or Authorized Agent's Signature

Date: 1/17/2015

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FOR CITY USE ONLY

Date Received: 2/5/2015

Comments:

APPROVED

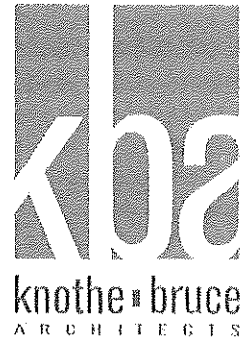
by Plan Commission

as part of 2/17/2015

ADR approval.

January 28, 2015

Mr. Tom Hovel
City Planner
Department of Planning and Development
City of Fitchburg
5520 Lacy Road
Fitchburg WI 53711



Re: Administrative Waiver
Lacy Rd. and Syene Rd. – Lot 5

KBA Project # 1332

Dear Mr. Hovel,

This is a request for an Administrative Waiver to allow a 71-unit apartment building to be classified as an edge yard building in the development located at the southwest corner of Lacy Road and Syene Road. Due to the corner lot configuration of the site it is impossible to designate this building as a rear yard building as there is a 2 - 12 foot setback required on the secondary frontage side of the building.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member



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Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

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Respectfully Submitted By: Michael J. Filkouski
Owner's or Authorized Agent's Signature

Date: 4/17/2015

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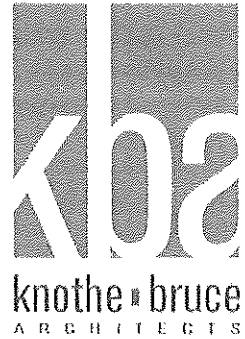
Date Received: 2/5/2015

Comments:

APPROVED

by plan Commission
as part of 2/17/2015

ADR approval.



January 12, 2015

Mr. Tom Hovel
City Planner
Department of Planning and Development
City of Fitchburg
5520 Lacy Road
Fitchburg WI 53711

Re: Administrative Waiver
Lacy Rd. and Syene Rd. – Lot 5

KBA Project # 1332

Dear Mr. Hovel,

This is a request for an Administrative Waiver to allow up to a 44" recess behind the primary setback line on a 71-unit apartment building in the development located at the southwest corner of Lacy Road and Syene Road.

Ordinance No. 2014-O-20, which created Article 5.6.2 f vii, states that the Plan Commission may grant Administrative Approval for a maximum 44" recess behind the primary setback of a multi-family unit. The other conditions of this Article have been met with the current plans. The additional recesses are needed to allow for the placement of HVAC grills on the side wall of the recessed balconies.

Aurora Ave elevation: 146'-10" total length – 39'-0" recesses greater than 18" = 107'-10" **(73.4%)**
Syene Rd elevation: 191'-10" total length – 52'-2" recesses greater than 18" = 139'-8" **(72.8%)**

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member



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Planning/Zoning Department
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SMARTCODE
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E-mail: mfilkouski@littlecreekconst.c

Address: 7266 Cty Hwy V V, Sun Prairie, WI 53590

Phone No.: 608-628-1116

Respectfully Submitted By: Michael Filkouski
Owner's or Authorized Agent's Signature

Date: 1/17/2015

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Comments:

APPROVED

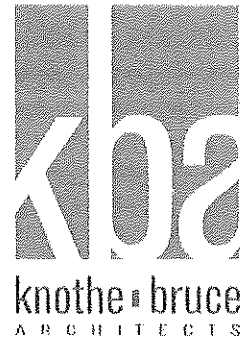
by Plan Commission

as part of 2/12/2015

ADR approval.

January 12, 2015

Mr. Tom Hovel
City Planner
Department of Planning and Development
City of Fitchburg
5520 Lacy Road
Fitchburg WI 53711



Re: Administrative Waiver
Lacy Rd. and Syene Rd. – Lot 5

KBA Project # 1332

Dear Mr. Hovel,

This is a request for an Administrative Waiver to allow the use of vinyl siding on the façade of a 71-unit apartment building in the development located at the southwest corner of Lacy Road and Syene Road.

Ordinance No. 2014-O-13, which amends Article 5.13.4c and 5.13.5b relative to vinyl siding states that the Plan Commission may grant Administrative Approval for the use of vinyl siding. The characteristics of vinyl siding, including its durability and low maintenance requirements, will ensure that this building will maintain its appearance well into the future. The other conditions of this Ordinance have been met with the current plans.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member



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5520 Lacy Road
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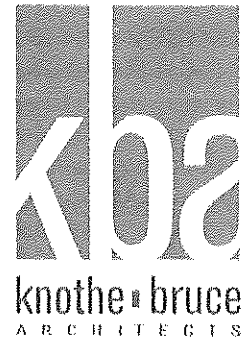
Comments: _____

APPROVED

by Plan Commission
as part of 2/17/2015
ADR approval.

January 12, 2015

Mr. Tom Hovel
City Planner
Department of Planning and Development
City of Fitchburg
5520 Lacy Road
Fitchburg WI 53711



Re: Administrative Waiver
Lacy Rd. and Syene Rd. – Lot 5

KBA Project # 1332

Dear Mr. Hovel,

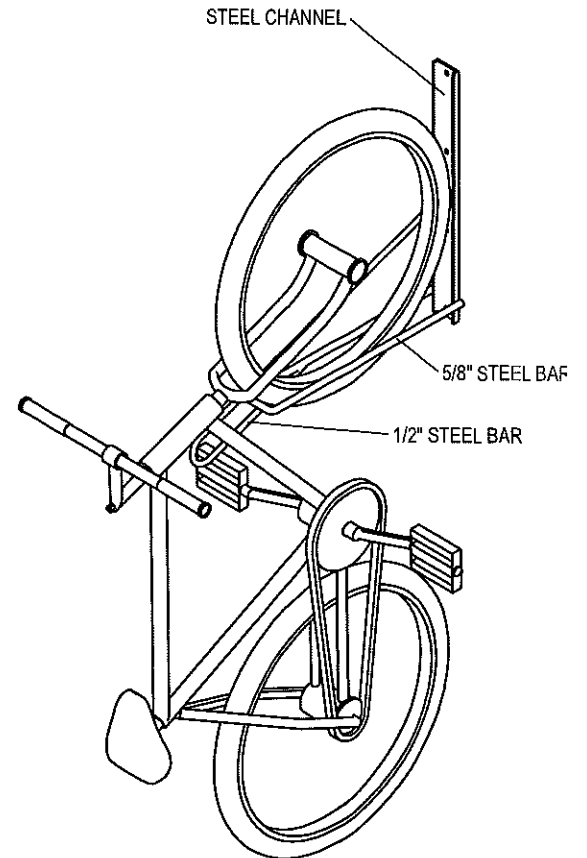
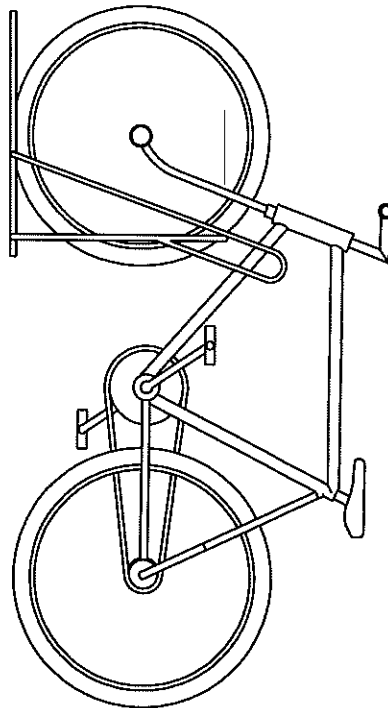
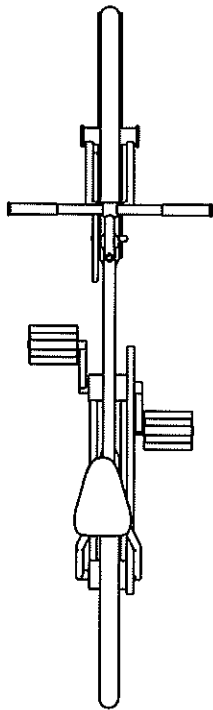
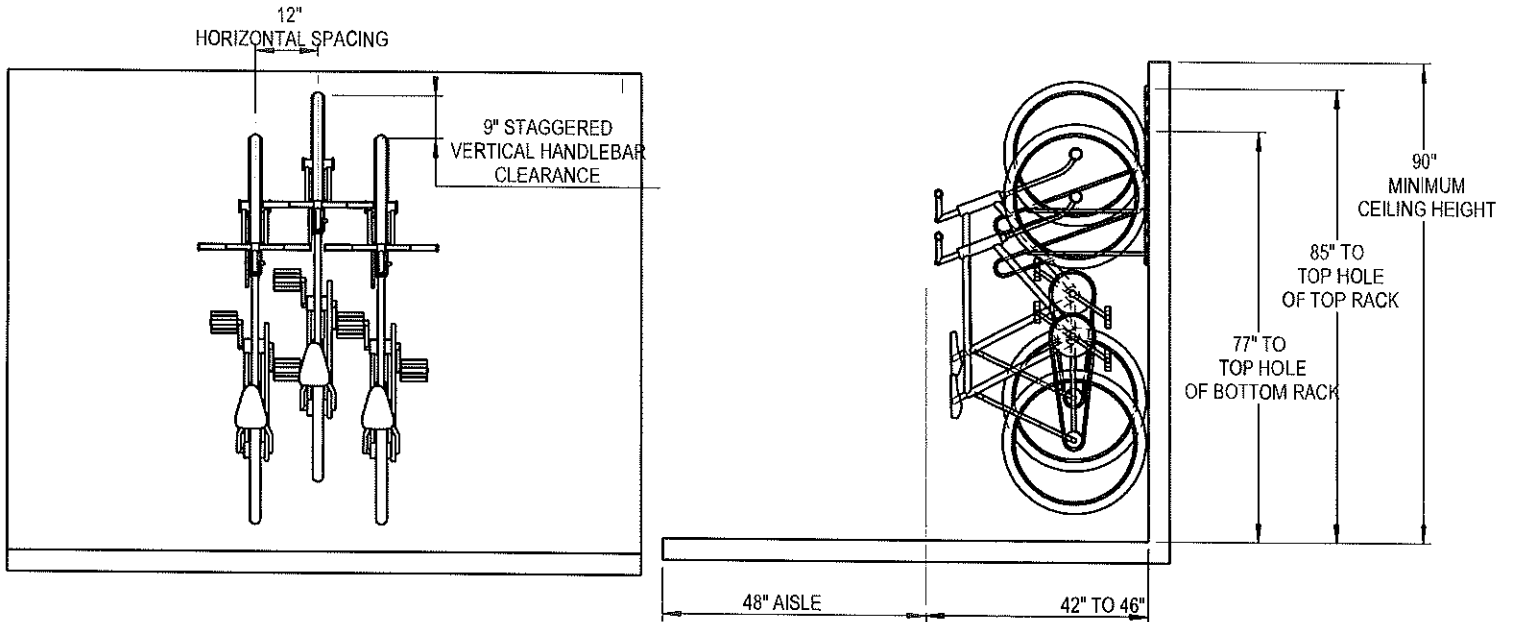
This is a request for an Administrative Waiver to allow the use of a hedge streetscreen for the non-parking areas on a 71-unit apartment building in the development located at the southwest corner of Lacy Road and Syene Road. The owner would like to pursue Section 5.7.5 (f) with the intent of adding interest with plantings instead of standard fencing materials.

Street screening at parking areas will remain per Smartcode requirements as shown on the submitted drawings.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member



PRODUCT: BSV-1-WM
DESCRIPTION: BIKE STORAGE VERTICAL, 1 BIKE, WALL MOUNT

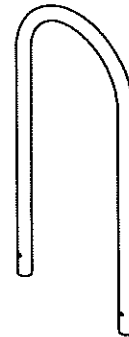
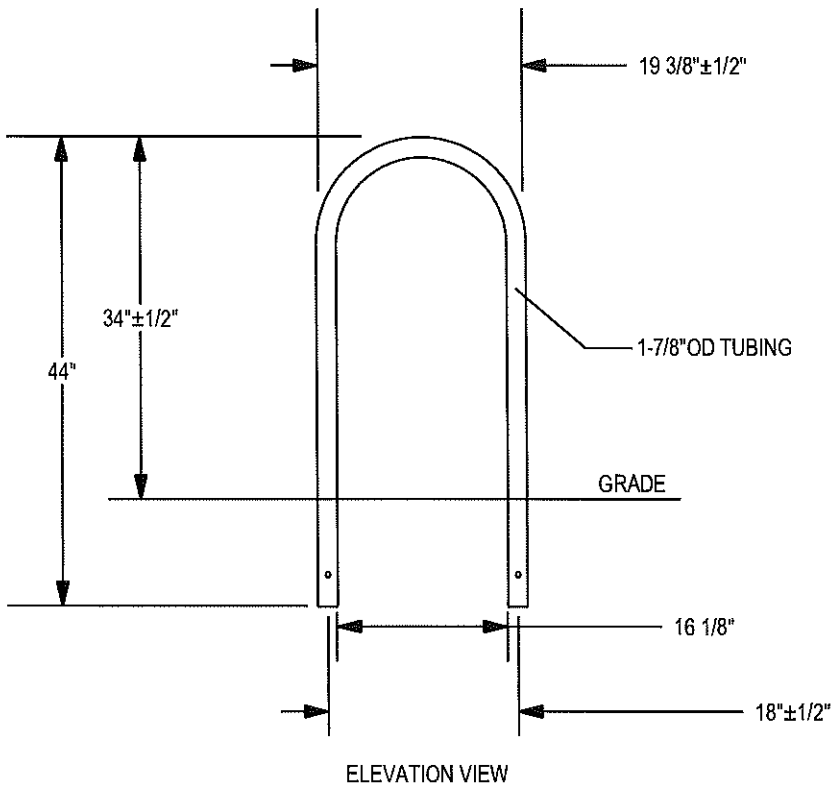
DATE: 8-7-09
ENG: BLW

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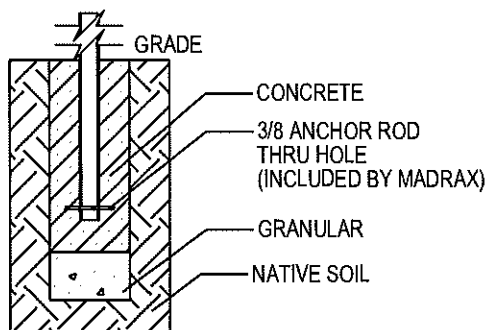
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NOTES:

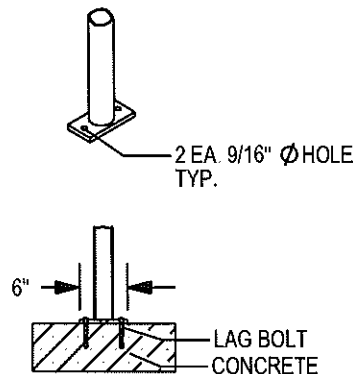
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATION
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



CHECK DESIRED MOUNT □

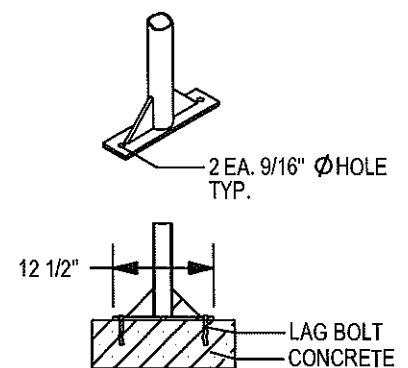


□ IN GROUND MOUNT (IG)



□ SURFACE FLANGE MOUNT (SF)

SECTION VIEWS



□ SURFACE GUSSET MOUNT (SG)

UPCHARGE

PRODUCT: U190-IG(SF,SG)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 8-5-02
ENG: TLG

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NOTES:

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2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

Monogram™ 46

Vinyl Siding

General Description: Monogram™ provides the look of wood siding, but does not require the upkeep common to wood. Monogram siding is manufactured with TrueTexture™ rough cedar finish molded directly from real cedar boards. Available in a selection of profiles, Monogram offers the industry's widest selection of colors. It is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Monogram is also an ideal product for remodeling.

Styles:

| Profile | Finish | Panel Projection (Nominal) | Wall Thickness (Nominal) | Lock Design | Colors | Accessory Pocket |
|---------------------|-------------|----------------------------|--------------------------|--------------------------------------|--------|------------------|
| Double 4" Clapboard | Rough Cedar | ¾" | .046" | CertiLock™ post-formed positive lock | 41 | ¾" |
| Double 5" Clapboard | Rough Cedar | ¾" | .046" | CertiLock™ post-formed positive lock | 19 | ¾" |
| Double 5" Dutchlap | Rough Cedar | ¾" | .046" | CertiLock™ post-formed positive lock | 27 | ¾" |

Colors: Monogram siding profiles are available in the industry's widest selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor™ color science.

| | | | | |
|----------------|------------------|-----------------|-----------------|-------------------|
| Arbor Blend** | Cypress | Heritage Cream | Pacific Blue* | Sterling Gray |
| Arctic Blend** | Desert Tan | Herringbone | Sable Brown* | Suede |
| Autumn Red* | Flagstone* | Ivy Green* | Sandpiper | Terra Cotta* |
| Autumn Yellow | Forest* | Light Maple | Sandstone Beige | Timber Blend** |
| Bermuda Blue | Frontier Blend** | Linen | Savannah Wicker | Weathered Blend** |
| Buckskin | Glacier Blend* | Meadow Blend* | Seagrass | |
| Canyon Blend* | Granite Gray | Mountain Cedar* | Silver Ash | |
| Charcoal Gray* | Green Tea | Natural Clay | Snow | |
| Colonial White | Hearthstone* | Oxford Blue | Spruce* | |

* Deluxe Color: Deluxe colors utilize CertainTeed's proprietary manufacturing process to provide the unique appearance of semi-transparent and solid stained wood siding.

** Premium Color: Made with an exclusive, highly durable polymer capstock combined with unique heat distortion modifiers that helps ensure long-term weatherability in darker hues that would otherwise quickly fail.

STUDfinder™: The patented STUDfinder Installation System combines precisely engineered nail slot locations with graphics. Nail slots are positioned 16" on center to allow for alignment with studs. STUDfinder graphics centered at each slot provide a quick and easy guide to help locate studs.

RigidForm™: Monogram RigidForm 220 technology has a stiff, double-thick .092" nail hem for a straighter-on-the-wall appearance and wind load performance.

Lock: Uniquely designed for ease of installation, Monogram features the CertiLock™ locking system; a post-formed positive lock which provides for self-aligning installation. Properly installed panels will snap together with an audible "click" signaling that they are ready for nailing.

Accessories: CertainTeed manufactures a wide range of siding accessories which are compatible with Monogram siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

Composition: Monogram siding products are produced using CertaVin™ custom-formulated PVC resin. This resin is produced exclusively by CertainTeed, allowing CertainTeed to maintain the high quality of its siding products.

Technical Data: Monogram siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding Insulated Vinyl Siding D 3679, and the requirements of section R703.11 of the International Residential Code, and section 1405.14 and 2603 of the International Building Code. Monogram siding meets or exceeds the properties noted in Table 1.

| | |
|-------------|---|
| ASTM E 84 | Meets Class 1 flame spread requirements as tested according to ASTM E84. |
| ASTM D 1929 | Self-ignition temperature 813°F |
| ASTM D 635 | Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification. |
| NFPA 268 | Radiant Heat Test - Ignition Resistance of Exterior Walls - Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code. |

Important Fire Safety Information: When rigid vinyl siding is exposed to significant heat or flame, the vinyl will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting underlayment materials because many underlayment materials are made from organic materials that are combustible. You should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal Building Code and fire regulations.

Wind Load Testing: CertainTeed Monogram double 4" siding has been tested per ASTM D 5206 standard test method for resistance to negative wind load pressures of 63 psf, which equates to more than 220 mph per VSI windspeed calculation guidelines, when installed with nails positioned 16" on center. Check with your local building inspector for wind load requirements in your area on the type of structure you are building.

Documents: CertainTeed Vinyl Siding meets the requirements of one or more of the following specifications.

Texas Department of Insurance Product Evaluation EC-11

Conforms to ASTM Specification D3679

Florida BCIS Approval FL1573

ICC-ES Evaluation Report ESR-1066

CCMC #13008-L

For specific product evaluation/approval information, call 800-233-8990.

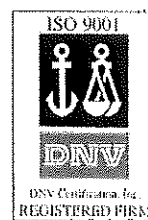
Installation: Prior to commencing work, verify governing dimensions of building, examine, clean and repair, if necessary, any adjoining work on which the siding is in any way dependent for its proper installation. Sheathing materials must have an acceptable working surface. Siding, soffit and accessories shall be installed in accordance with the latest editions of CertainTeed installation manuals on siding and soffit. Installation manuals are available from CertainTeed and its distributors.

Warranty: CertainTeed supports Monogram siding products with a Lifetime Limited Warranty including PermaColor Lifetime Fade Protection to the original homeowner. The warranty is transferable if the home is sold.

Technical Services: CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed siding products. Call 800-233-8990 for samples and answers to technical or installation questions.

Sample Short Form Specification: Siding as shown on drawings or specified herein shall be Monogram Vinyl Siding as manufactured by CertainTeed Corporation, Valley Forge, PA. The siding shall have a .092" thick nail hem. Installation shall be in accordance with manufacturer's instructions.

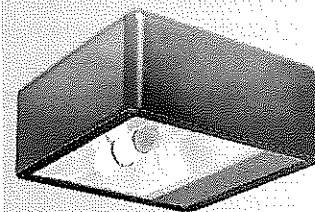
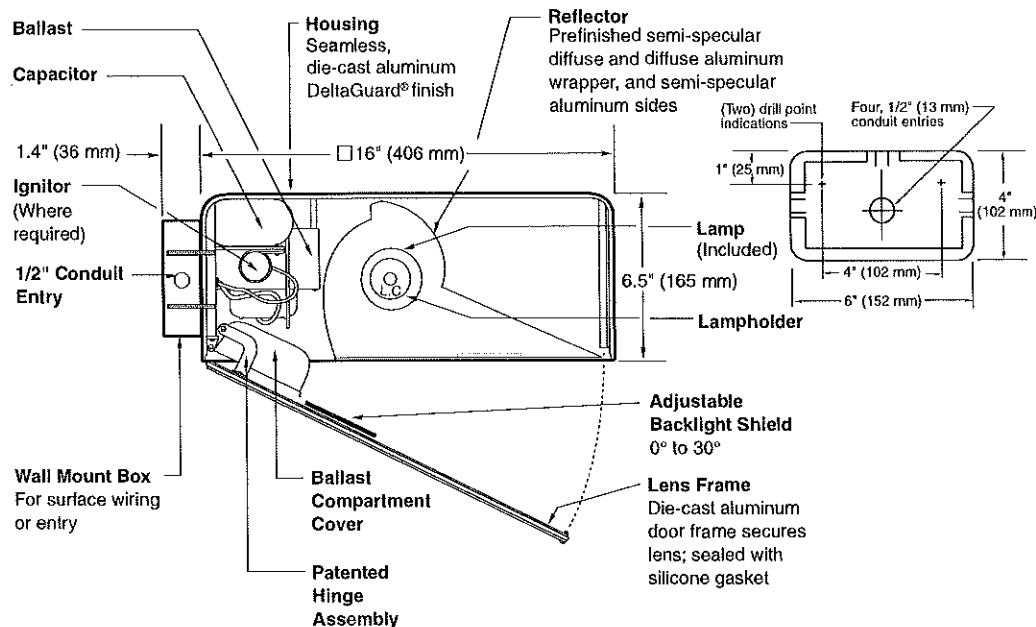
Three-part Format Specifications: Long form specifications in three-part format are available from CertainTeed by calling our Architectural Services Staff at 800-233-8990. These specifications are also available on our website at certainteed.com.



CertainTeed Corporation
P.O. Box 860
Valley Forge, PA 19482
certainteed.com
© 12/13

WALL MOUNT

16" (406 mm) AREA CUTOFF LIGHT

ACW-16
SERIES

Notes

| SPEC # | WATTAGE | CATALOG # |
|---------------------------------|-----------|---------------|
| PULSE START METAL HALIDE | | |
| <input type="checkbox"/> SPEC # | 150W PSMH | ACW615-(a)(b) |
| <input type="checkbox"/> SPEC # | 200W PSMH | ACW620-(a)(b) |
| <input type="checkbox"/> SPEC # | 250W PSMH | ACW625-(a)(b) |
| <input type="checkbox"/> SPEC # | 320W PSMH | ACW632-(a)(b) |
| <input type="checkbox"/> SPEC # | 350W PSMH | ACW635-(a)(b) |
| <input type="checkbox"/> SPEC # | 400W PSMH | ACW640-(a)(b) |
| HIGH PRESSURE SODIUM | | |
| <input type="checkbox"/> SPEC # | 250W HPS | ACW525-(a)(b) |
| <input type="checkbox"/> SPEC # | 400W HPS | ACW540-(a)(b) |

Specify (a) Voltage & (b) Options.
 Ⓢ Reduced envelope ED28 lamp.

| (a) VOLTAGE SUFFIX KEY | |
|-------------------------------|---------------------------------------|
| M | 120/208/240/277V (Standard) |
| T | 120/277/347V (Canada Only) (Standard) |
| 1 | 120V |
| 2 | 277V |
| 27 | 277V Reactor (PSMH Only) |
| 3 | 208V |
| 4 | 240V |
| 5 | 480V |
| 6 | 347V (Canada Only) |

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

| (b) OPTIONS (factory-installed) | |
|--|--|
| -(a)F | Fusing |
| -(a)P | Button Photocell |
| -5P | External Photocell (for 480V) |
| Q | Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor) |

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

60° forward throw sharp cutoff luminaire with adjustable backlight control for HID lamp, totally enclosed. Backlight shield provides precise cutoff adjustability from 0° (nadir) to 30° (house-side). Housing is seamless, die-cast aluminum. Fixture mounts to wall with a 4" (102 mm) x 6" (152 mm) x 1.4" (36 mm) cast aluminum mounting box and gasket. Two 5/16" threaded mounting studs are supplied with nuts and sealing washers to attach fixture to mounting box. Also provided are four threaded and closed 1/2" conduit entries. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass, and backlight shield.

ELECTRICAL

Fixture includes clear, mogul-base lamp; 320 – 400W PSMH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact and lamp grips. 150° C temperature supply wire required. Lamp ignitor included. All ballast assemblies are high-power factor and use the following circuit type:

277V Reactor
150 – 400W PSMH

HX— High Reactance
150W PSMH

CWA — Constant Wattage Autotransformer
200 – 400W PSMH; 250 – 400W HPS

PATENTS

US 4,689,729; 4,709,312

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

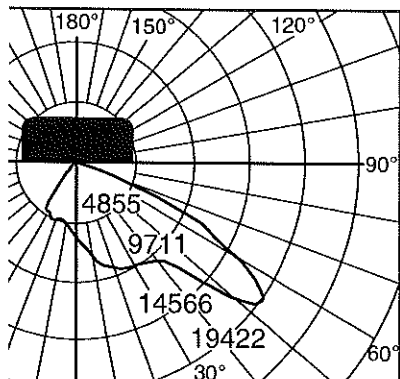
ACCESSORIES

FWG-16 Wire Guard

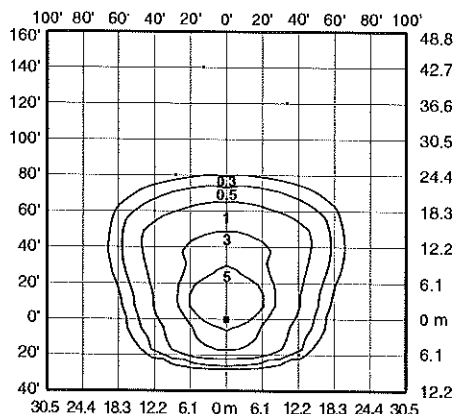
EPA RATING

EPA 0.93 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).

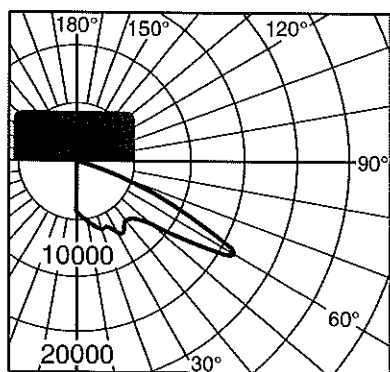
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



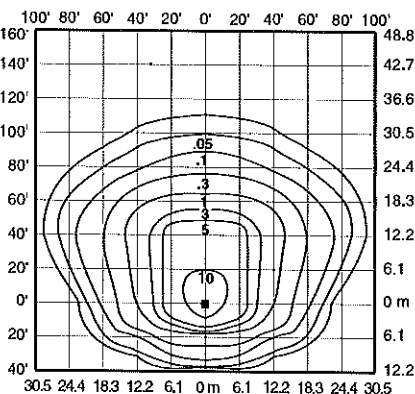
Candlepower distribution curve of 400W PSMH Area Cutoff Light without backlight shield.



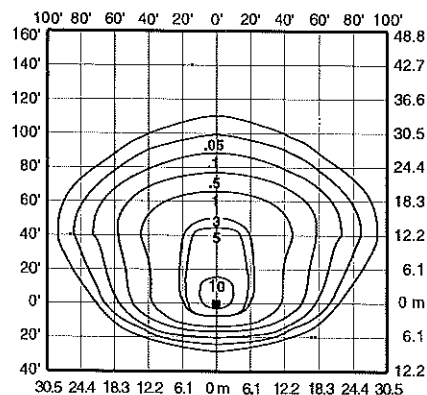
Isofootcandle plot of 400W PSMH Area Cutoff Light at 30' (9.1 m) mounting height, 0° vertical tilt, with backlight shield removed. (Plan view)



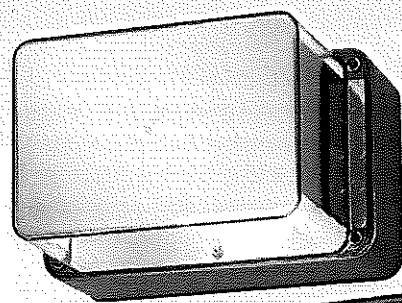
Lighting Sciences Inc.
Certified Test Report No. LSI 10246
Candlepower distribution curve of 250W HPS Area Cutoff Floodlight without backlight shield.



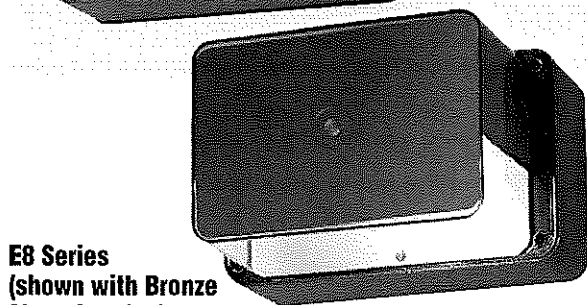
Isofootcandle plot of 400W HPS Area Cutoff Floodlight at 25' (7.6 m) mounting height, 0° vertical tilt, with backlight shield removed. (Plan view)



Isofootcandle plot of 400W HPS Area Cutoff Floodlight at 25' (7.6 m) mounting height, 0° vertical tilt, with backlight shield located for backlight cutoff. (Plan view)



Lamp Included!
E5 Series
(shown with Gold Shroud option)



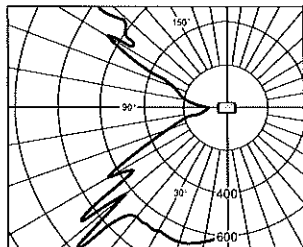
E8 Series
(shown with Bronze Shroud option)

Up/Down Cutoff & Deep Shielded

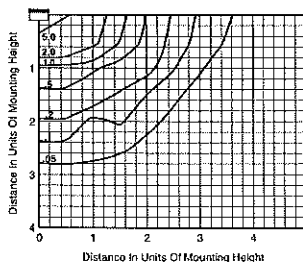
E5 Series Up/Down Cutoff

The optics provide controlled uplight and downlight with side cutoff. The E5 Series optics are also available for vertical mounting; add suffix "R" to catalog number.

NOTE: 50-watt MH with suffix "G" is supplied with a glass insert to allow operation in the wall-mounted position.



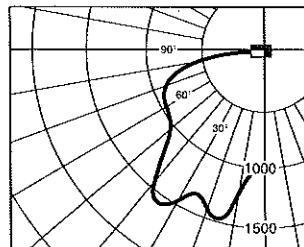
Candlepower Distribution Curve of 50W HPS E5 Up/Down Cutoff Light.



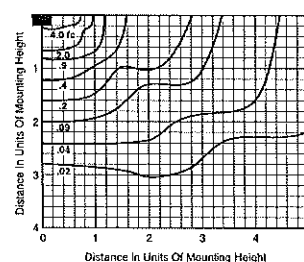
Isofootcandle plot of one 50W HPS E5 Up/Down Cutoff Light at 10' (3.0 m) mounting height (plan view).

E8 Series Deep Shielded

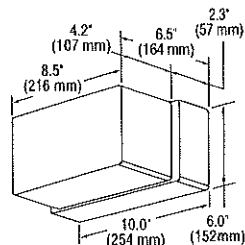
Front brightness shielding without sacrificing wide light distribution. The E8 works ideally over entrances.



Candlepower Distribution Curve of 70W HPS E8 Deep Shielded Light.



Isofootcandle plot of one 70W HPS E8 Deep Shielded Light at 15' (4.6 m) mounting height (plan view).



For 50, 70 and 100W HPS with quad-volt or tri-volt, and all MH fixtures, the housing depth is 3" (76 mm), and the overall fixture depth is 7.2" (183 mm).

Order Information

| Description | Wattage/ Lamp Type | Catalog Number | Mounting Position |
|----------------|-----------------------|-------------------|----------------------|
| Up/Down Cutoff | 50W MH | E5405-MG | Wall |
| | 35W HPS | E5503-1 | Any |
| | 50W HPS | E5505-1 | Any |
| Deep Shielded | 50W MH | E8405-M | Wall Downlight only |
| | 70W MH | E8407-M | Wall Downlight only |
| | 35W HPS | E8503-1 | Any |
| | 50W HPS | E8505-1 | Any |
| | 70W HPS | E8507-1 | Wall Downlight only |
| | 100W HPS | E8510-1 | Wall Downlight only |

NOTE: Suffix "G" indicates glass insert is supplied.

| Options: (Factory-installed) | Change Suffix To | Add After Suffix |
|---|---------------------|---------------------|
| 277V ballast (35-50W HPS only) | 2 | |
| 347V ballast (50W HPS only) | 6 | |
| Quad-volt ballast (70-100W HPS only) | M | |
| Tri-volt ballast (50 & 70W MH only) | T | |
| Tri-volt ballast (70 & 100W HPS only) | T | |
| Photocell (120V, 277V, 208V, 240V or 347V) | 1, 2, 3, 4 or 6 | P |
| Bronze Color Shroud | | BS |
| Gold Color Shroud (not available on 100W HPS) | | GS |
| High Power Factor ballast | | H |
| Tamperproof Lens Fasteners | | J |
| Vertical Mounting (E5 Series only) | | R |
| NOTE: Not available when both hpt and photocell supplied | | |
| Polycarbonate Lens | | V |

Accessories: (Field-installed)

| Description | Catalog Number |
|-------------------------|----------------|
| Surface Mounting Box | ESB-7 |
| Pole Mounting Bracket | PAS-7 |
| Tamperproof Screwdriver | TPS-1 |

Catalog Number Logic/Voltage Suffix Key Page 9

Bollard Panel Page 31

Accessories Page 39

E5 Series Mounting Multipliers

| Height | Multiplier |
|-------------|------------|
| 7' (2.1 m) | 2.04 |
| 8' (2.4 m) | 1.56 |
| 9' (2.7 m) | 1.23 |
| 10' (3.0 m) | 1.00 |
| 12' (3.7 m) | 0.69 |
| 15' (4.6 m) | 0.44 |
| 20' (6.1 m) | 0.25 |

E8 Series Mounting Multipliers

| Height | Multiplier |
|-------------|------------|
| 8' (2.4 m) | 3.52 |
| 10' (3.0 m) | 2.25 |
| 12' (3.7 m) | 1.56 |
| 15' (4.6 m) | 1.00 |
| 20' (6.1 m) | 0.56 |
| 25' (7.6 m) | 0.36 |

The E5 Series photometric data was developed in testing Ruud fixtures with clear, 50W HPS 4,000 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

| Lamp/Wattages | Multiplier |
|---------------|------------|
| 50W MH | 0.85 |
| 35W HPS | 0.56 |

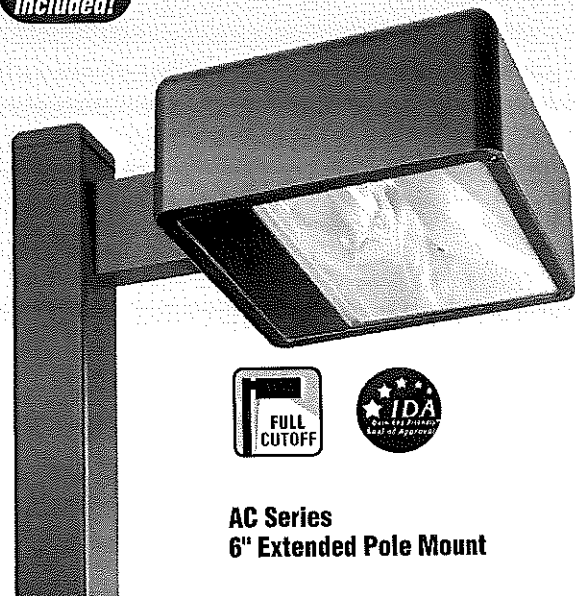
The E Series photometric data in this section was developed in testing Ruud fixtures with clear, 70W HPS 6,400 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

| Lamp/Wattages | Multiplier |
|---------------|------------|
| 50W MH | 0.53 |
| 70W MH | 0.86 |
| 35W HPS | 0.35 |
| 50W HPS | 0.63 |
| 100W HPS | 1.48 |

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Lamp
Included!

AC Series 6" Extended Pole Mount

Area Cutoff

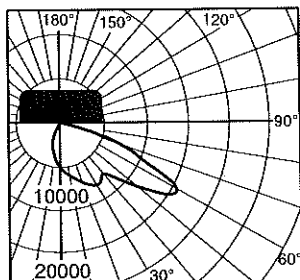
This compact forward-throw reflector has a main beam of 60+ degrees from vertical (30 degrees from horizontal), providing wide lateral distribution and excellent uniformities. A Backlight Shield accessory (standard on Wall Mount) permits precise cutoff adjustability.

Three Sizes:

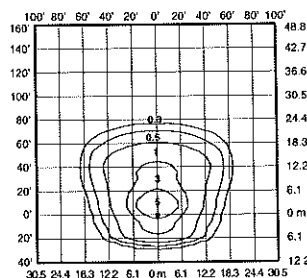
12" square x 5" deep (305 x 127 mm)

16" square x 6.5" deep (406 x 165 mm)

22" square x 9.3" deep (559 x 235 mm)



Candlepower distribution curve of
400W MH 16" Area Cutoff Light.
(Side View)



Isotocandle plot of 400W MH
Area Cutoff Light at 30' (9.1 m)
mounting height, 0° tilt above
horizontal, with backlight shield
removed.

Order Information

| Housing Size (sq.) | Wattage/ Lamp | Catalog Number | Mounting Code (Insert Code at * in Catalog #) |
|--------------------|---------------|----------------|---|
| 12" | 150W PSMH | MAC*615-M | 1 = 1-1/2" Close Pole Mount |
| 16" | 150W PSMH | AC*615-M | 2 = 6" Extended Pole Mount |
| 16" | 250W PSMH | AC*625-M | 3 = 2" Adjustable Filter |
| 16" | 320W PSMH | AC*632-M | 4 = Yoke Mount |
| 16" | 400W PSMH | AC*640-M | 6 = 1/2" Adjustable Filter (12" housing only) |
| 22" | 750W PSMH | AC*675-M | 8 = Without Mounting (hardware) |
| 12" | 50W MH | MAC*405-M | K = Round Tube Off-Center Tenon Mount (16" housing only) (For 2-3/8" or 3" O.D.) |
| 12" | 70W MH | MAC*407-M | M = Round Tube Off-Center Direct Mount (16" housing only) (Direct Filter for 4" sq. pole) |
| 12" | 100W MH | MAC*410-M | W = Wall Mount (Backlight Shield is standard) |
| 12" | 175W MH | MAC*417-M | |
| 16" | 175W MH | AC*417-M | |
| 16" | 250W MH | AC*425-M | |
| 16" | 400W MH | AC*440-M | |
| 22" | 1000W MH | AC*499-M | |
| 12" | 35W HPS | MAC*503-1 | |
| 12" | 50W HPS | MAC*505-D | |
| 12" | 70W HPS | MAC*507-M | |
| 12" | 100W HPS | MAC*510-M | |
| 12" | 150W HPS | MAC*515-M | |
| 16" | 250W HPS | AC*525-M | |
| 16" | 400W HPS | AC*540-M | |

NOTE: When using multiple 22" sq. housings at 90° configuration, a special 12" arm is required; see page 148.

Some states prohibit these products from being sold.

* Specify Mounting (additional cost)

Other lamp wattages available—consult factory

Reduced envelope lamp. ED28 for 320 & 400W PSMH and 400W MH; BT37 for 1000W MH.

| Options: (Factory-installed) | Change Suffix To | Add After Suffix |
|---|---------------------|---------------------|
| 120V Reactor ballast (50–150W HPS 12" housing only) | 1 | |
| 277V Reactor ballast (PSMH only) | 27 | |
| 347V ballast (50W HPS only) | 6 | |
| 480V ballast (PSMH, 175–1000W MH & 70–400W HPS only) | 5 | |
| 480V ballast (70–100W MH only) | 5 | |
| Tri-volt ballast (PSMH, MH & 70–400W HPS only) | T | |
| Single Fuse (277V Reactor, 120V, 277V or 347V) | 27, 1, 2 or 6 | F |
| Dual Fuse (208V, 240V or 480V) (n/a Canada) | 3, 4 or 5 | F |
| Quartz Standby (delay-relay type) (includes 100W Q lamp) (n/a 277V Reactor) | Q | |
| Button Photocell (Factory-installed with all mountings other than 2" Adjustable Filter) | | |
| NOTE: n/a on 1000W w/120V; all 480V | 27, 1, 2, 3, 4 or 6 | P |
| External Photocell (Factory-installed) (Page 131) | | |
| For fixtures w/1000W, 120V | 1 | P |
| For fixtures w/480V | 5 | P |

Accessories:

| (Field-Installed) | 12" | 16" | 22" |
|-------------------|--------|--------|--------|
| Wire Guard | FWG-12 | FWG-16 | FWG-22 |
| Backlight Shield | SBL-12 | SBL-16 | SBL-22 |

(standard on AC Series Wall Mount)

| Button Photocell (Field-installed in fixtures with 2" Adjustable Filter) | Catalog # |
|--|-----------|
| For fixtures w/120V (n/a on 1000W) | PC-1 |
| For fixtures w/208, 240 or 277V | PC-2 |
| For fixtures w/347V | PC*6 |

| | |
|---|---------------|
| Mountings | Page 114 |
| Catalog Number Logic/Voltage Suffix Key | Page 113 |
| Optical Systems | Pages 102–105 |
| Accessories | Page 131 |
| Mounting Alternatives | Pages 148–149 |
| Mounting Brackets | Pages 150–151 |
| Poles | Pages 152–159 |

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**Lamp
Included!**



**QH Series
Center Direct Mount**

Quadrate Round Tube Post Top

Two optical systems are available:

Vertical Lamp, for 50- to 175-watt medium-base lamps.

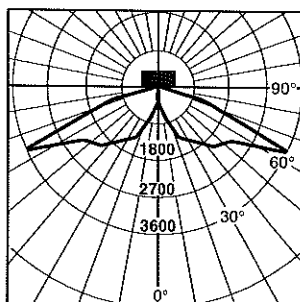
Horizontal Lamp, for 175- to 400-watt mogul-base lamps.

Both provide quadrate distribution and great uniformities. The optical chamber is sealed to reduce dirt and insect contamination.

One Size:

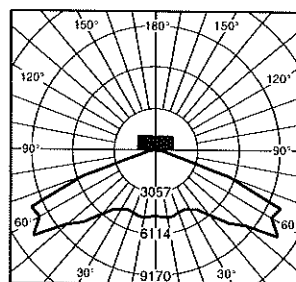
16" square x 6.5" deep (406 x 165 mm)

Vertical Lamp Optics

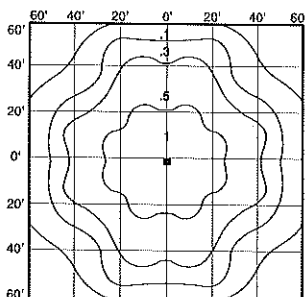


Candlepower Distribution Curve of 16" square 175W MH Vertical Lamp Post Top Light.

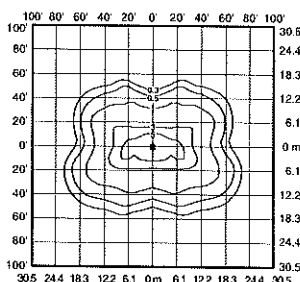
Horizontal Lamp Optics



Candlepower Distribution Curve of 16" square 400W MH Horizontal Lamp Post Top Light.



Isofootcandle plot of 16" square 175W MH Vertical Lamp Post Top Light at 20' (6.1 m) mounting height.



Isofootcandle plot of 16" square 400W MH Horizontal Lamp Post Top Light at 25' (7.6 m) mounting height.

Order Information

| Housing Size (sq.) | Wattage/ Lamp | Catalog Number | Mounting Code (Insert Code at * in Catalog #) |
|------------------------------|---------------|----------------|---|
| Vertical Lamp Optics: | | | F = Center Tenon Mount |
| 16" | 150W PSMH | QV*615-M | (Tenon Filter for 2-3/8" up to 3" O.D.) |
| 16" | 50W MH | QV*405-M | H = Center Direct Mount |
| 16" | 70W MH | QV*407-M | (Direct Filter for 4" sq. pole) |
| 16" | 100W MH | QV*410-M | Also available with side pole mount: |
| 16" | 175W MH | QV*417-M | 1 = 1-1/2" Close Pole Mount |
| 16" | 50W HPS | QV*505-D | 2 = 6" Extended Pole Mount |
| 16" | 70W HPS | QV*507-M | |
| 16" | 100W HPS | QV*510-M | |

| | | | |
|--------------------------------|-----------|----------|---|
| Horizontal Lamp Optics: | | | F = Center Tenon Mount |
| 16" | 150W PSMH | QH*615-M | (Tenon Filter for 2-3/8" up to 3" O.D.) |
| 16" | 250W PSMH | QH*625-M | H = Center Direct Mount |
| 16" | 320W PSMH | QH*632-M | (Direct Filter for 4" sq. pole) |
| 16" | 400W PSMH | QH*640-M | |
| 16" | 175W MH | QH*417-M | |
| 16" | 250W MH | QH*425-M | |
| 16" | 400W MH | QH*440-M | |
| 16" | 250W HPS | QH*525-M | |
| 16" | 400W HPS | QH*540-M | |

Some states prohibit these products from being sold.

* Specify Mounting (additional cost)

Other lamp wattages available—consult factory

Reduced envelope lamp. ED28 for 320 & 400W PSMH.

| Options: (Factory-installed) | Change Suffix To | Add After Suffix |
|---|---------------------|------------------|
| 277V Reactor ballast (PSMH only) | 27 | |
| 347V ballast (50W HPS only) | 6 | |
| 480V ballast (PSMH, 175-400W MH & 70-400W HPS only) | 5 | |
| 480V ballast (70 & 100W MH only) | 5 | |
| Tri-volt ballast (PSMH, MH & 70-400W HPS only) | T | |
| Single Fuse (277V Reactor, 120V, 277V or 347V) | 27, 1, 2 or 6 | F |
| Dual Fuse (208V, 240V or 480V) (n/a Canada) | 3, 4 or 5 | F |
| Quartz Standby (delay-relay type) (includes 100W O lamp) (n/a 277V Reactor) | | Q |
| Button Photocell (n/a on 480V) | 27, 1, 2, 3, 4 or 6 | P |
| External Photocell (480V only) (Page 131) | 5 | P |

Accessory: (Field-installed)

| Description | Catalog Number |
|---|----------------|
| Wire Guard | FWG-16 |
| Mountings | Page 114 |
| Catalog Number Logic/Voltage Suffix Key | Page 113 |
| Optical Systems | Pages 102-105 |
| Accessories | Page 131 |
| Mounting Alternatives | Pages 148-149 |
| Mounting Brackets | Pages 150-151 |
| Poles | Pages 152-159 |

Area

Quadrate Round Tube Post Top

QV/QH

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127

RUUD
LIGHTING

January 30, 2015

Mr. Tom Hovel
City Planner
Department of Planning and Development
City of Fitchburg
5520 Lacy Road
Fitchburg WI 53711



Re: City Staff Comments
Lacy Rd. and Syene Rd. – Lot 5

KBA Project # 1332

Dear Mr. Hovel,

We have reviewed city staff comments. Please see our responses in red below and contact Jim Beltran with any questions.

City Staff Comments

- 1.) An Administrative Waiver form was completed but was lacking supporting materials. No description was provided specifying what the Waiver is for. Please add the required supplemental information as detailed on the application form. **Supplemental information has been added.**
- 2.) The plan indicates that the size of the site is 39,061 square feet. The plat shows Lot 5 containing 40,719 sq ft. Please explain this difference. **40,719 SF is correct. Plans and application have been update accordingly.**
- 3.) Please better distinguish the property line on plan sheet C-1.1 as it's a bit hard to identify. **Line weight has been adjusted.**
- 4.) An Administrative Approval is needed for:
 - a. For the additional recess behind the Primary Setback to count toward the Frontage Buildout. See section 5.6.2.f.vii for additional information. You will need to provide a calculation showing that at least 66% of each Façade (street elevation) is built at or up to 18" behind the primary setback. You should also show or indicate that the mechanical louver will be placed on the side recess wall. **See item #1's response.**

Please complete an Administrative Approval application form for each of these items. The AA form is available at <http://www.fitchburgwi.gov/DocumentCenter/View/618>. These will be included with the ADR request for the Plan Commission to act on.

- 5.) An Administrative Waiver is required to use a hedge for streetscreen in non-parking area. Perhaps this is what the Administrative Waiver form was submitted for in item 1? While this is a

minor item, staff would prefer that only street screen wall be used along Aurora rather than using an Evergreen Hedge as we believe it looks nicer and provides a better feel. A streetscreen wall and hedge combination was used on No Oaks Ridge in Uptown and staff thinks that it might have a better look if it used a streetscreen wall throughout. **The hedge along Aurora has been removed, but we feel the hedge is still the best option for the space between the building and detention basin so it has been included with this resubmittal.**

- 6.) What is the material of the balcony railings? **Powder coated aluminum.**
- 7.) Signage shall comply with Chapter 23 SmartCode. **Signage will be determined at a later date.**
- 8.) The application states that the lot width is 180 feet. Please confirm if this is correct. **Lot width on the primary frontage side is 214'-0". Application has been updated accordingly.**
- 9.) Parking: Plan sheet C-1.1 notes that there are 60 underground stalls but the engineering drawings and landscaping plan note 59. Please be consistent. **This has been corrected.**

You should also be aware that only ½ of the available parking along the parking land corresponding to the lot Frontage for residential use counts toward the parking. Given this, you can count 4 street parking stalls to your parking totals. **Parking counts have been revised.**

- 10.) What is the pitch of the roof? **4.25/12**
- 11.) Please confirm that all exterior lighting fixtures are dark sky or full cutoff as not all the cut sheets specified. **Yes. Light fixtures are dark sky compliant. The requirement for necessary cutoffs has been noted on the site lighting plan.**
- 12.) Due to the increased building articulation and use of vinyl siding, this plan requires approval from the City's Plan Commission. This request is scheduled to be on the Commission's February 17, 2015 Plan Commission agenda.
- 13.) Park Improvement Fee: The developer paid \$47,600 (check # 000004) in park improvement fees for 340 dwelling units. This amount was based on five, 68-unit buildings in the North Park Plat.

Lot 4 – 68 units

Lot 3 – 71 units

Lot 5 71 units

With development of Lots 3, 4 & 5, there is a remaining balance of park improvement fee for 130 units. Please note that if the future development on Lots 1 & 2 exceeds 130 units, additional park improvement fee will need to be collected.

Sincerely,

J. Randy Bruce
Managing Member

February 3, 2015

Mr. Cory Horton
Director of Public Works
Department of Public Works
City of Fitchburg
5520 Lacy Road
Fitchburg WI 53711



Re: Public Works Review Comments
Lacy Rd. and Syene Rd. – Lot 3

KBA Project # 1332

Dear Mr. Horton,

We have reviewed the Public Works comments. Please see our responses in red below and contact Jim Beltran with any questions.

Public Works Review Comments

General Comments

1. Please confirm that refuse and recycling container(s) are located and sized properly. **Trash enclosure is located within the basement. Size is adequate.**
2. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works. **This will be completed prior to construction.**
3. Please note on the plans that a street opening permit is required for all work within the right-of-way and that all work performed in the right-of-way needs to be completed in accordance with the latest edition of the City of Fitchburg's Standard Specifications or Public Works Construction. **Requirement has been added to C-1.1.**
4. A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along Aurora Avenue. **Understood.**

Transportation Comments

1. Driveways should follow the Commercial Driveway Standards of the City of Fitchburg, consisting of a concrete apron and straight tapers to meet the public street. This drawing can be found in the City's Standard Specifications document, available on our website:
<http://www.city.fitchburg.wi.us/departments/cityHall/publicWorks/documents/StandardSpecifications.pdf> **Requirement has been added to C-1.1.**
2. The bike parking areas that are located adjacent to public sidewalk shall provide a minimum 2-ft clear zone between the edge of the sidewalk and a parked bicycle. To maintain this clearance, bike racks that are perpendicular to the sidewalk should be mounted no closer than 4' to the edge of the sidewalk. **See detail 6 / C-1.1.**
3. The bike parking areas that are located adjacent to the bike path shall provide a minimum 3-ft clear zone between the edge of the path and a parked bicycle. To maintain this clearance, bike racks that

are perpendicular to the path should be mounted no closer than 5' to the edge of the path. **See detail 6 / C-1.1.**

4. Sidewalk adjacent to Lot 3 shall be installed per the First Amendment to the Agreement for Subdivision Improvements in the Plat of North Park (Documents #5116733). **Will comply.**
5. Label expansion joint between private stairs and public sidewalk. **Requirement has been added to C-1.1.**
6. The City is still deciding on a pedestrian-scale street light which will be located in the terrace area between the sidewalk and the curb and gutter. It is likely that at least one new street light, possibly 2, will be required along Aurora Ave. within the limits of the street frontage for Building 3. **Understood.**
7. The bike path along Lacy Road shall remain open during construction and shall not be used by the building contractor. Any damages to the path, caused by the building construction, shall be repaired prior to occupancy. **Understood. This has been noted on C-1.1.**

Water Main and Sanitary Sewer

1. Water impact fees will need to be paid prior to release of any building permits. These fees will be included with the permit fee. The 2015 impact fee rate is \$729/Unit. **Understood.**
2. If Syene Interceptor fees have not been paid for the North Park development. Per the Agreement for Subdivision improvements, once these fees are invoiced they will need to be paid within 30 days. **Understood.**

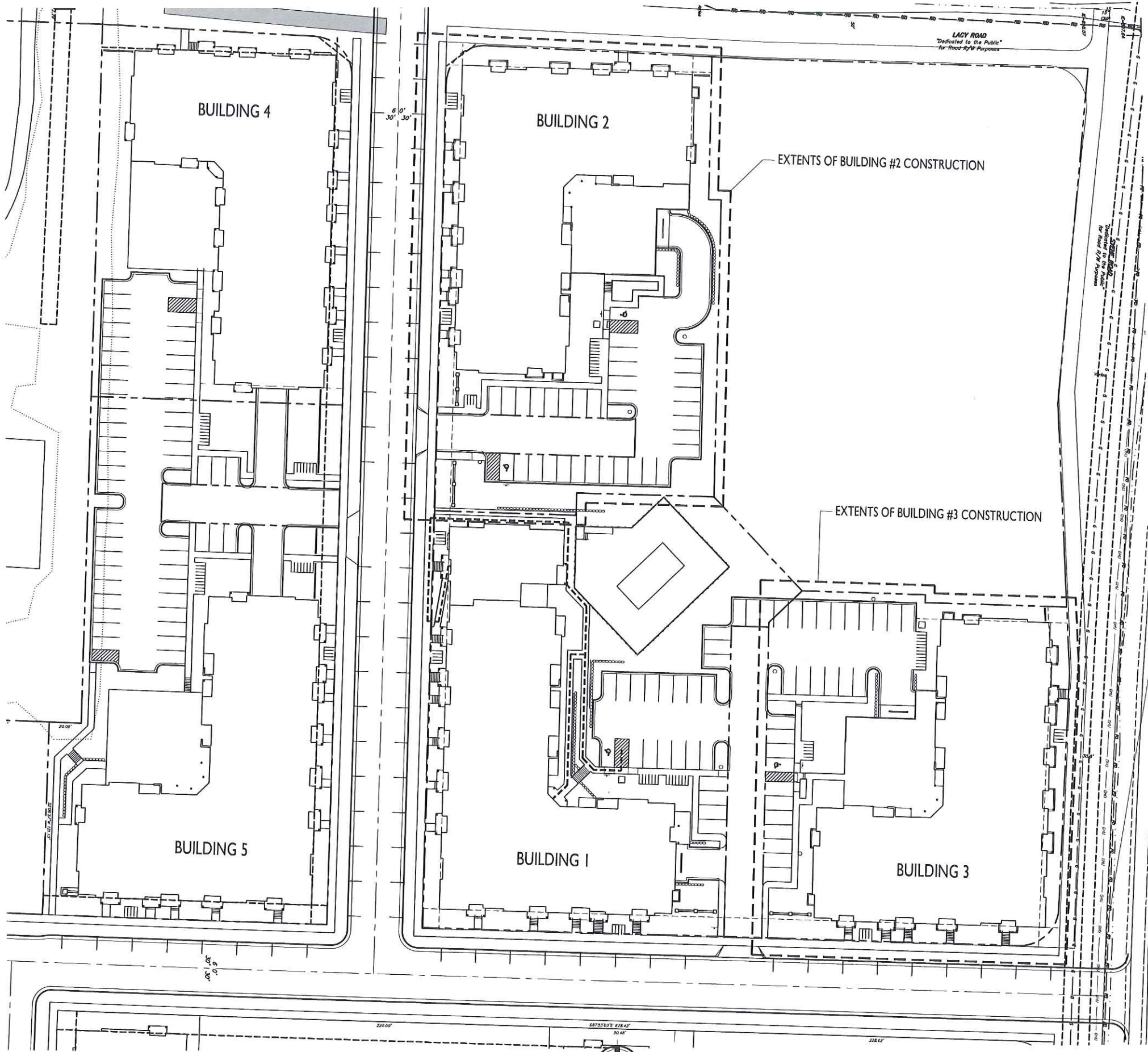
Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>). **Will comply.**
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program. **Will comply.**
3. This site is within the McGaw Park Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: <http://wi-fitchburg.civicplus.com/385/McGaw-Park-Neighborhood-Plan>. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site. **Will comply.**

Sincerely,

J. Randy Bruce
Managing Member

| SHEET INDEX: | |
|---------------|--------------------------------|
| SITE | |
| C-1.0 | OVERALL SITE PLAN |
| C-1.1 | ENLARGED SITE PLAN |
| C-1.2 | SITE LIGHTING PLAN |
| C-2.0 | GRADING & EROSION CONTROL PLAN |
| C-3.0 | SITE UTILITY PLAN |
| L-1.0 | LANDSCAPE PLAN |
| ARCHITECTURAL | |
| A-1.0 | BASEMENT PLAN |
| A-2.1 | ELEVATIONS |
| A-2.2 | ELEVATIONS |



1 OVERALL SITE PLAN
C-1.0 SCALE: 1:30



APPROVED
by Plan Comm
on 2/17/2015



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Article 5 Submittal: January 15, 2015
Article 5 Re-Submittal: February 5, 2015

PROJECT TITLE
THE ADDISON
BUILDING 3

AURORA AVENUE &
SYENE ROAD
SHEET TITLE
SITE PLAN

SHEET NUMBER

C-1.0
PROJECT NO. 1332
© Knothe & Bruce Architects, LLC

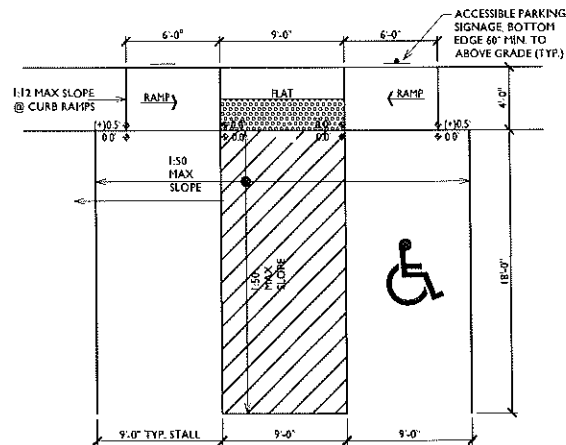
| | |
|--------------|-----------|
| APARTMENTS | |
| STUDIO | 18 |
| ONE BEDROOM | 33 |
| TWO BEDROOM | 20 |
| <u>TOTAL</u> | <u>71</u> |

| | |
|-------------|-----------------|
| PARKING | |
| SURFACE | 27 |
| STREET | 4 |
| UNDERGROUND | 60 |
| TOTAL | 91 (1.3 / UNIT) |

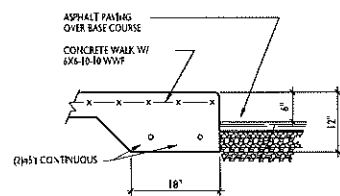
| | |
|--------------|----------|
| BIKE PARKING | |
| UNDERGROUND | 48 |
| EXTERIOR | 26 |
| <hr/> TOTAL | <hr/> 74 |

BUILDING 3 SUMMARY

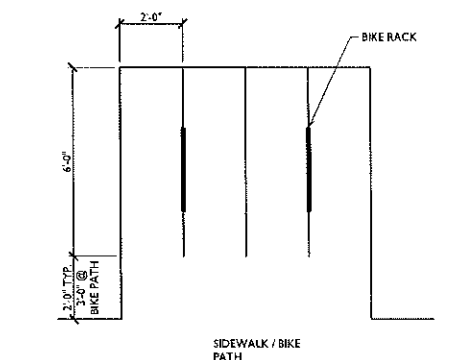
4 STORY, VA CONSTRUCTION, COMBUSTIBLE
PARKING GARAGE - GROUP S2 W/ 2 HOUR SEPARATION
SPRINKLERED PER NFPA 13
DWELLING UNITS - GROUP R2
SPRINKLERED PER NFPA 13R
BASEMENT: 22,250 SF
FLOORS 1-4: 19,125 SF EA



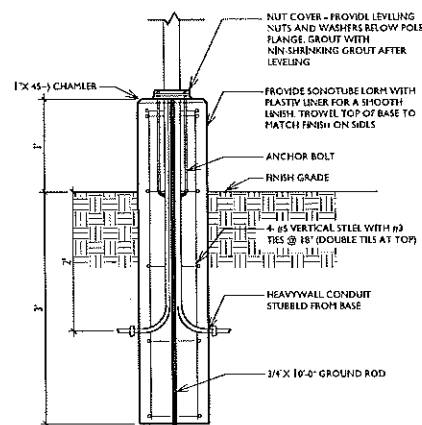
2 HANDICAP ACCESS RAMP



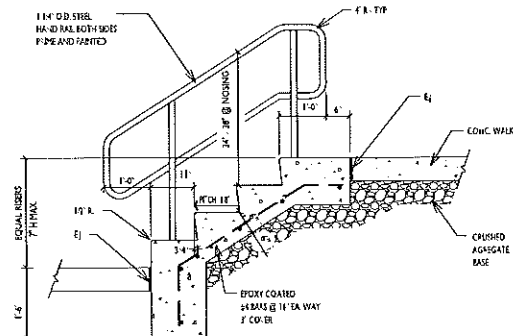
3 SIDEWALK CURB DETAIL



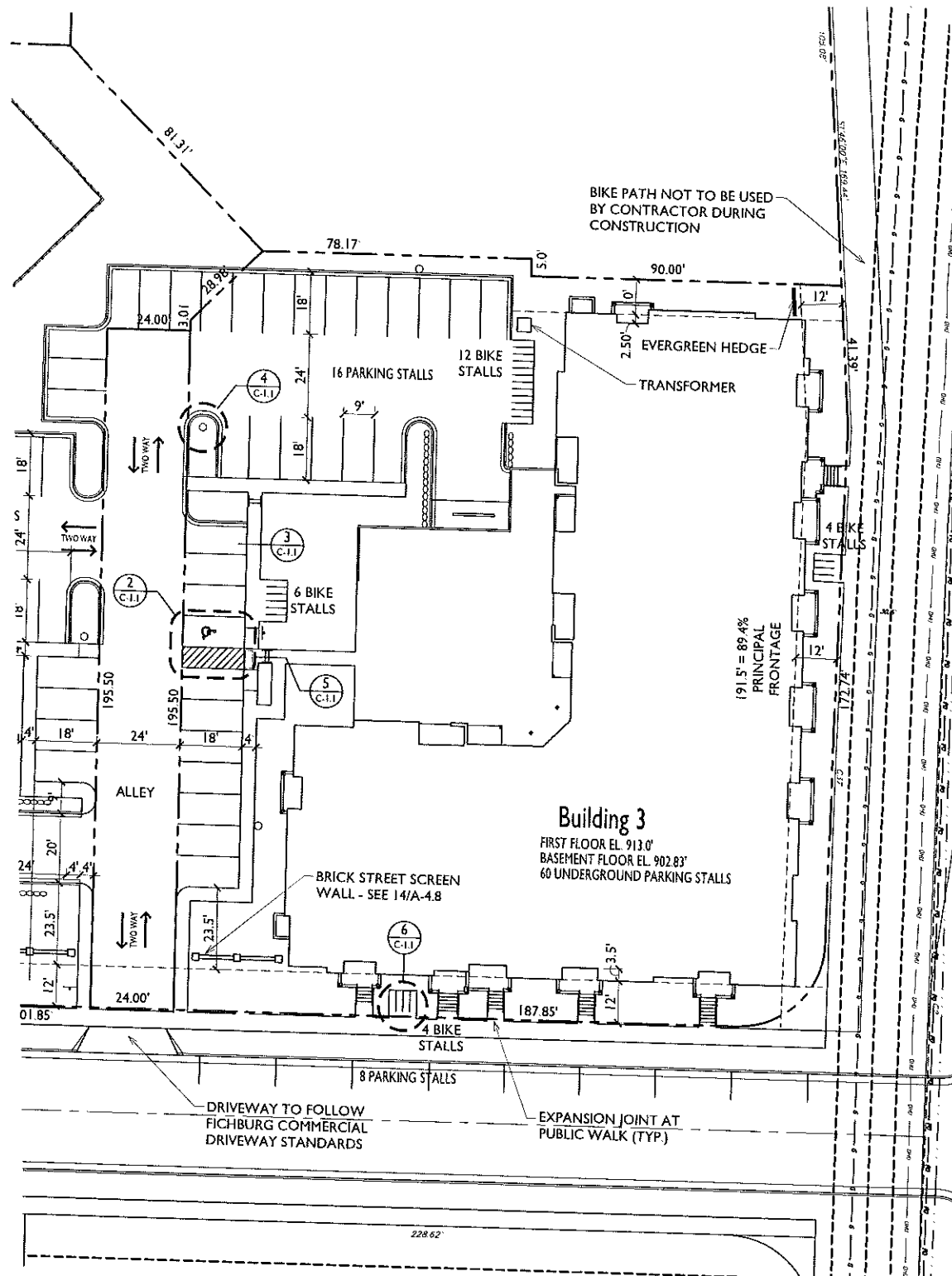
6 BIKE PARKING DETAIL



4 LIGHT POLE BASE DETAIL



5 TYPICAL SITE CONCRETE STAIR DETAIL



GENERAL CONTRACTOR NOTE:
A STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY AND ALL WORK PERFORMED IN THE RIGHT-OF-WAY NEEDS TO BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG'S STANDARD SPECIFICATIONS OR PUBLIC WORKS CONSTRUCTION.

BUILDING #3 SITE PLAN
SCALE: 1:20



ISSUED
Article 5 Submittal: January 15, 2015
Article 5 Re-Submittal: February 5, 2015

PROJECT TITLE
THE ADDISON
BUILDING 3





AURORA AVENUE &
SYENE ROAD
SHEET TITLE
SITE PLAN

SHEET NUMBER

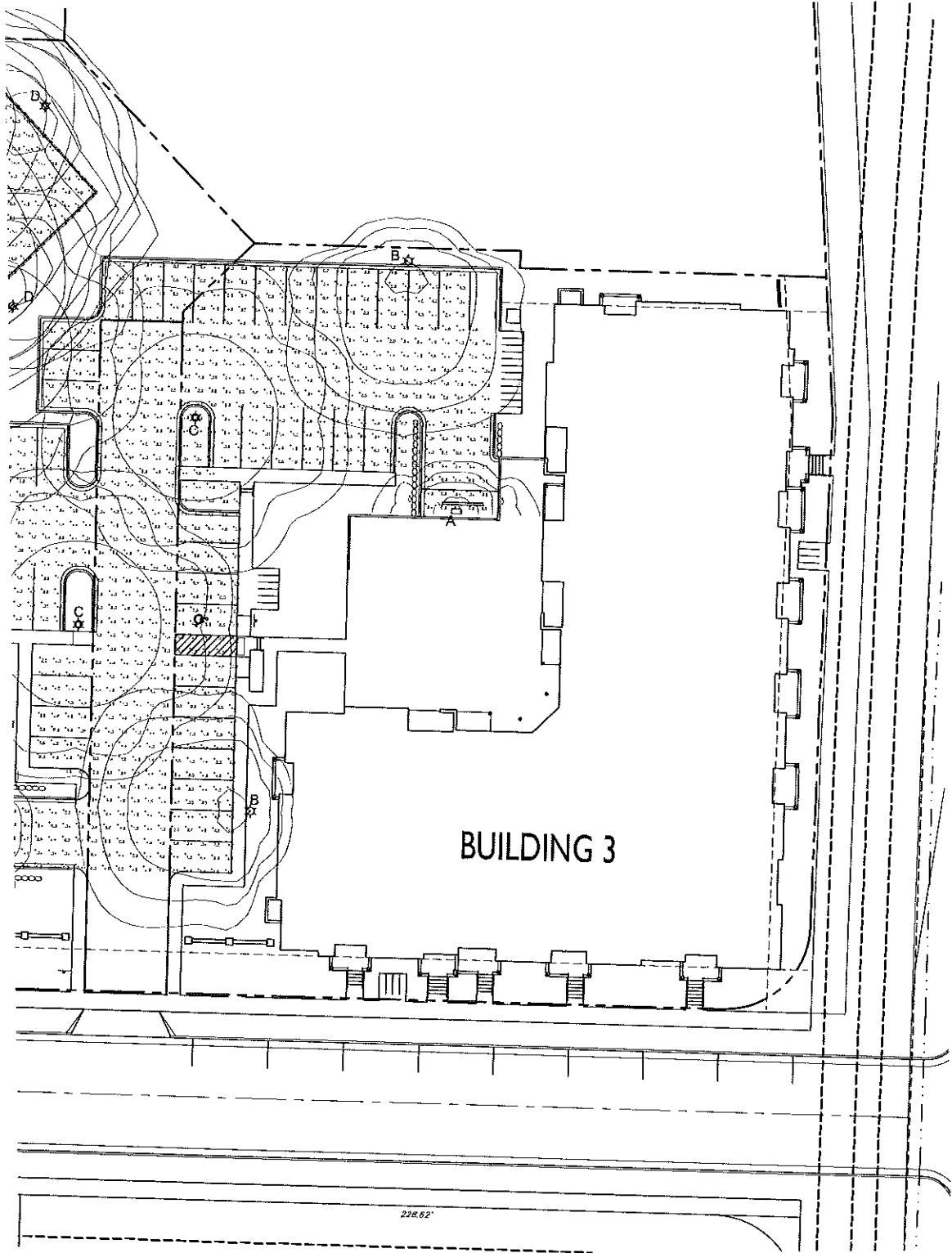
C-1.1

PROJECT NO. 1332

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| LIGHTING SCHEDULE | | | | | | | |
|---|-------|-----|---------------|----------------|--------------------------------------|---------------|---------------|
| Symbol | Label | Qty | Manufacturer | Catalog Number | Description | Lamp | File |
|  | A | 2 | RUID LIGHTING | EB405 | RECTANGULAR SECURITY / DEEP SHIELDED | 50WATT MH | EA507.JES |
|  | B | 3 | RUID LIGHTING | MAC4105BL | 12" AREA CUTOFF / W/BACK L.T. SHIELD | 100 WATT MH | MAC4175BL.jes |
|  | C | 3 | RUID LIGHTING | QV410 | 16" QUADRATE VERTICAL / TYPE V | 100 WATT MH | QV417.jes |
|  | D | 4 | RUID LIGHTING | AC640M5BL | 16" AREA CUTOFF / W/BACK L.T. SHIELD | 400 WATT P5MH | AC6255BL.jes |
| CONTRACTOR NOTE: ALL LIGHTS TO BE PURCHASED WITH CUTOFFS REQUIRED FOR DARK SKY COMPLIANCE | | | | | | | |

| LIGHTING STATISTICS | | | | | | |
|---------------------|--------|---------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Parking | + | 1.2 fc | 6.3 fc | 0.3 fc | 27.7:1 | 46:1 |
| Pool and Deck | + | 10.5 fc | 17.6 fc | 3.0 fc | 5.9:1 | 3.5:1 |



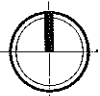
ISSUED
Article 5 Submittal: January 15, 2015
Article 5 Re-Submittal: February 5, 2015

PROJECT TITLE
THE ADDISON
BUILDING 3

AURORA AVENUE &
SYENE ROAD
SHEET TITLE
SITE LIGHTING
PLAN

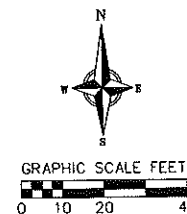
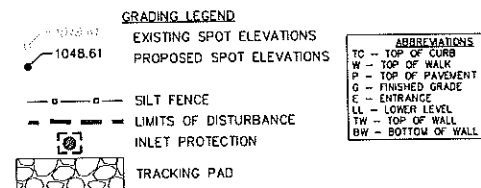
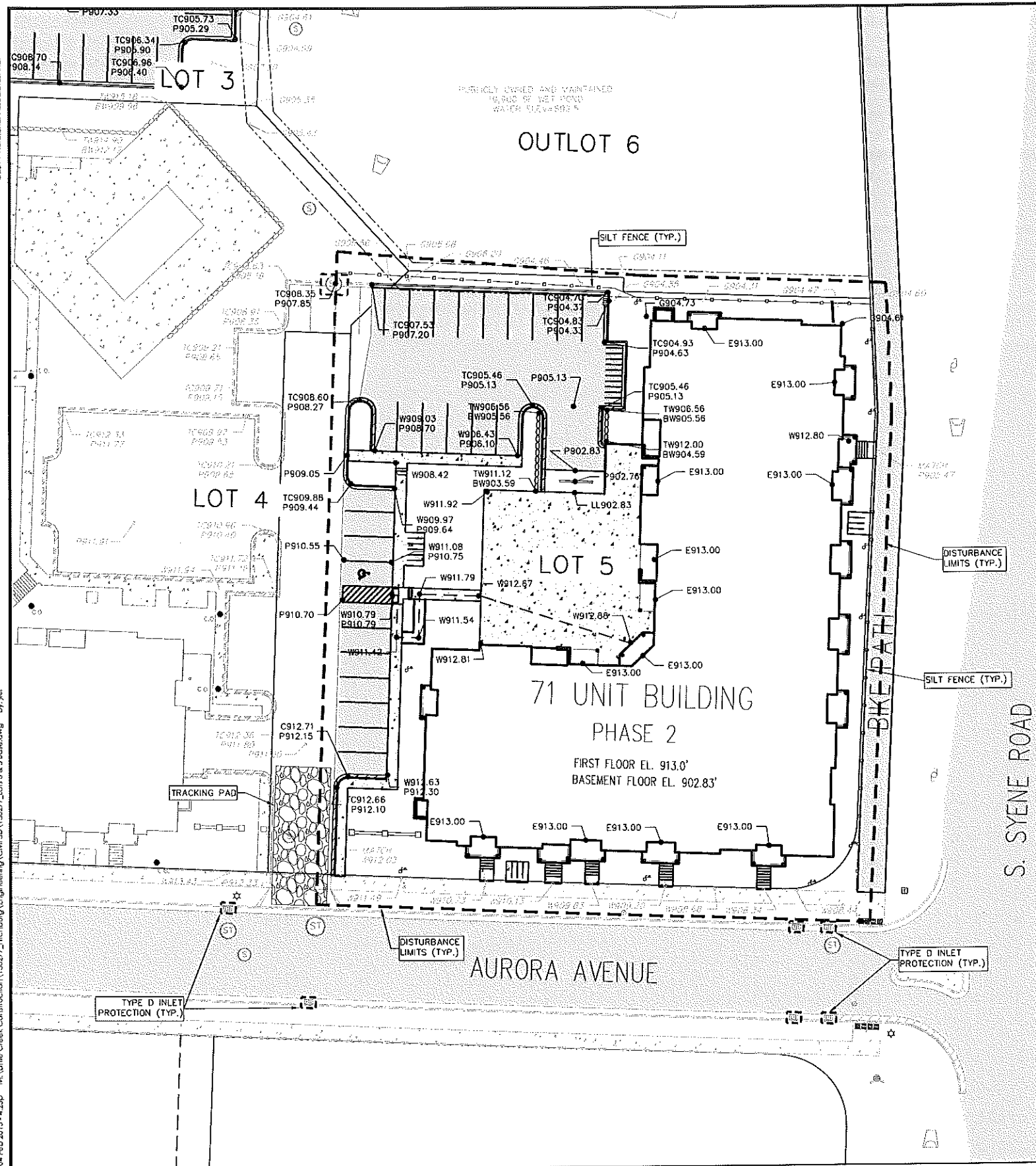
SHEET NUMBER

C-1.2
PROJECT NO. 1332
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04 Feb 2015 - 4:23p M:\Little Creek Construction\130277_Ritchburg\Engineering\Civil\DWG\130277_Lot 3 & 5 Stationing by JEL



- EXISTING UTILITY LEGEND**
- STORM SEWER ENDWALL
 - STORM SEWER CATCH BASIN
 - STORM SEWER MANHOLE
 - STORM SEWER CURB INLET
 - SANITARY SEWER MANHOLE
 - WATER VALVE
- PROPOSED LOT 4 UTILITY LEGEND (BY OTHERS)**
- STORM SEWER CURB INLET
 - STORM CLEANOUT
- PROPOSED LOT 5 UTILITY LEGEND**
- STORM SEWER CURB INLET
 - STORM CLEANOUT

- CONSTRUCTION SEQUENCE:**
1. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
 2. INSTALL SILT FENCE.
 3. STRIP TOPSOIL OF EXISTING SITE (IF NECESSARY)
 4. ROUGH GRADE DRIVE, PARKING LOT AND BUILDING PAD.
 5. CONSTRUCT UNDERGROUND UTILITIES.
 6. CONSTRUCT WALKS, DRIVE, PARKING LOT AND BUILDING.
 7. FINAL GRADE SITE, RESPREAD TOPSOIL, SEED AND MULCH.
 8. PAVE PARKING LOTS AND DRIVE AISLE.
 9. REMOVE INLET PROTECTION AND SILT FENCE AFTER DISTURBED AREAS ARE STABILIZED.

- SITE PAVING NOTES:**
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 2. HEAVY-DUTY CONCRETE INSTALLED AT SIDEWALK AT DRIVEWAY ENTRANCE SHALL BE 7" THICK, CONSTRUCTED ON A COMPACTED BASE OF 4" CRUSHED AGGREGATE.
 3. LIGHT-DUTY ASPHALT INSTALLED IN PARKING AREAS SHALL BE 3" THICK, CONSTRUCTED ON A COMPACTED BASE OF 11" CRUSHED AGGREGATE.

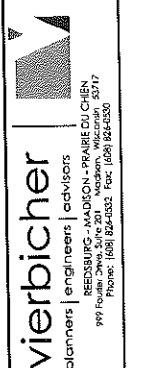
- SEEDING RATES:**
- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 4 LB./1,000 S.F. IN LAWN AND TERRACES.

FERTILIZING RATES:

- TEMPORARY AND PERMANENT:**
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

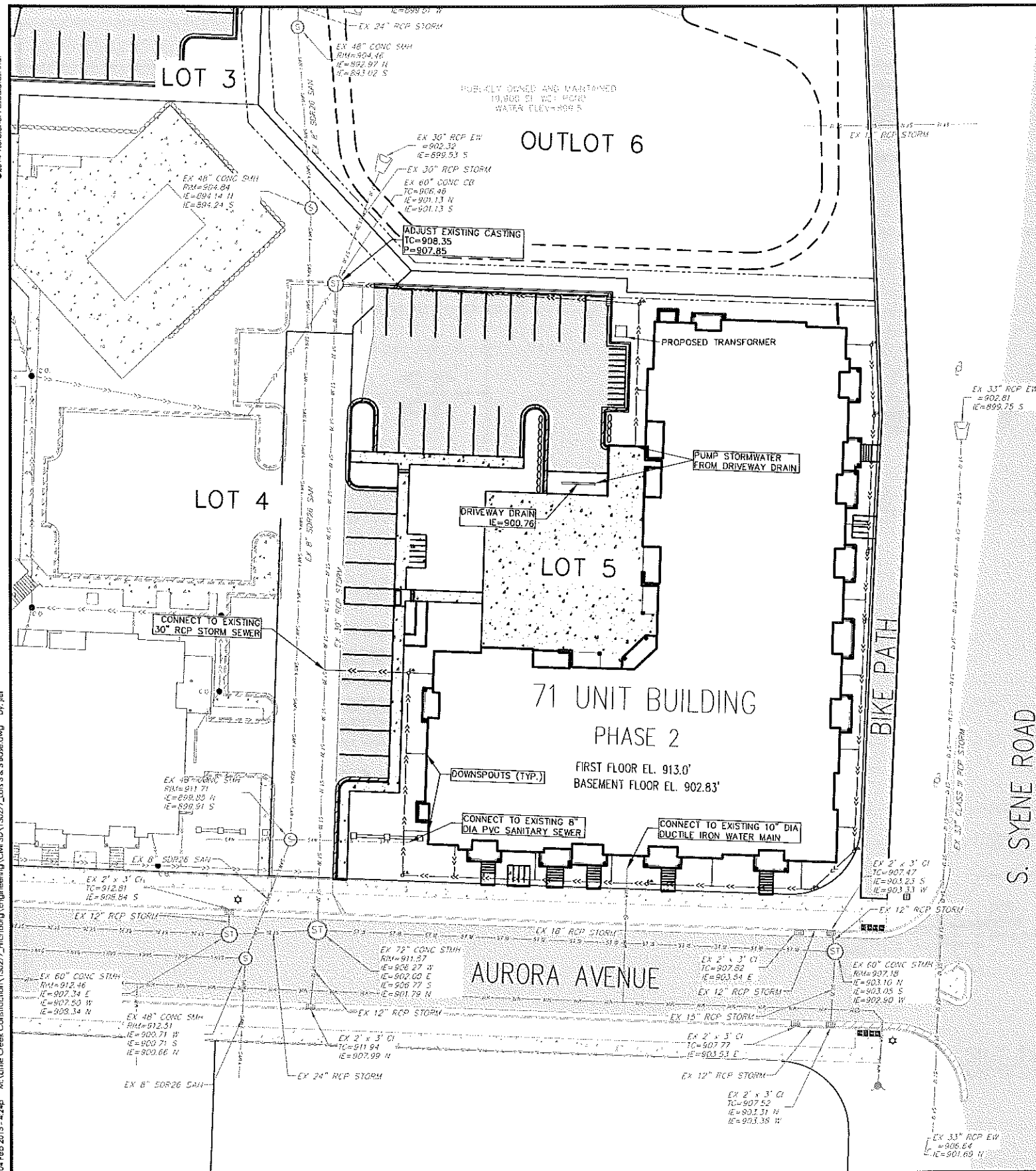
- MULCHING RATES:**
- TEMPORARY AND PERMANENT:**
- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



GRADING AND EROSION CONTROL PLAN

THE ADDISON
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

| REVISIONS | | NO. | DATE | REMARKS |
|-------------|---------|---------------------|------|---------|
| 1 | 1-13-15 | Article 5 Submitted | | |
| 2 | 1-30-15 | Article 5 Submitted | | |
| 3 | 2-5-15 | Article 5 Submitted | | |
| SCALE | | AS SHOWN | | |
| DATE | | 01-07-15 | | |
| DRAFTER | | JEL | | |
| CHECKED | | | | |
| PROJECT NO. | | 130277 | | |
| SHEET | | 1 OF 3 | | |
| DWG. NO. | | | | |



EXISTING UTILITY LEGEND

- STORM SEWER ENDWALL
- STORM SEWER CATCH BASIN
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- SANITARY SEWER MANHOLE
- WATER VALVE
- EXISTING PROPERTY BOUNDARY
- EXISTING UTILITY EASEMENT

PROPOSED LOT 4 UTILITY LEGEND (BY OTHERS)

- STORM SEWER CURB INLET
- STORM CLEANOUT
- STORM SEWER PIPE

PROPOSED LOT 5 SITE PLAN LEGEND

- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT

PROPOSED LOT 5 UTILITY LEGEND

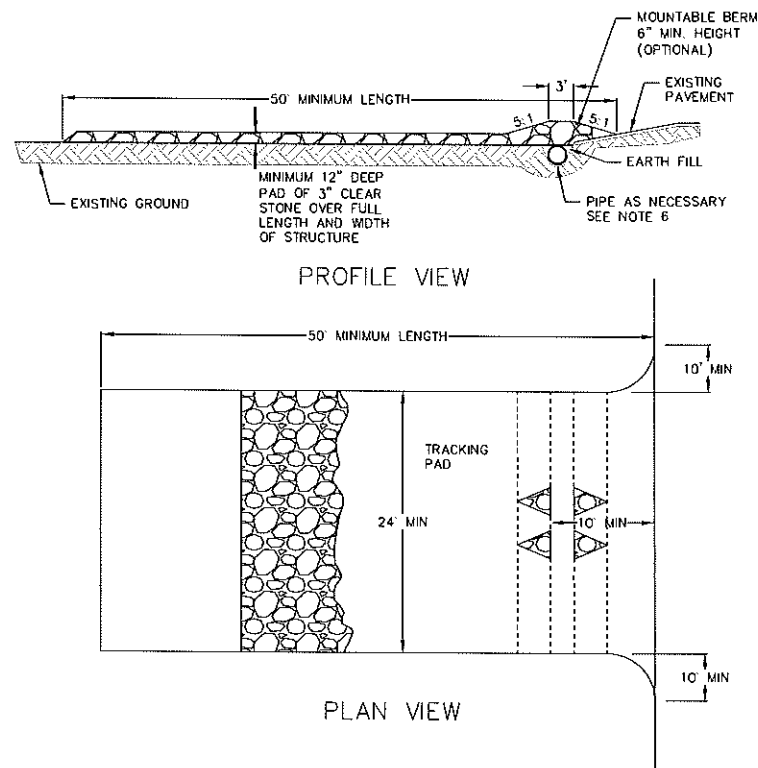
- STORM SEWER PIPE
- STORM SEWER CURB INLET
- STORM CLEANOUT

UTILITY NOTES:

- STORM SEWER LENGTHS ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE WISCONSIN DNR PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES/MAINS BETWEEN THE PRIVATE HYDRANT TEE AND THE BUILDING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(1)(h) AND SPS 382.40(8)(a).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER SPS 145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES.
- SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- CLEAN OUTS LOCATED OUTSIDE OF A BUILDING SHALL BE PROVIDED WITH A FROST SLEEVE PER SPS 382.35(5)(c) 2.
- ALL WATER MAIN BETWEEN CITY'S MAIN AND PRIVATE HYDRANT SHALL BE 8" DIAMETER.
- CONNECTION TO THE MAIN AND ANY ASSOCIATED VALVES IS REQUIRED TO BE INSPECTED BY THE CITY OF FITCHBURG PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL NOTIFY PUBLIC WORKS 48 HOURS PRIOR TO CONSTRUCTION.
-

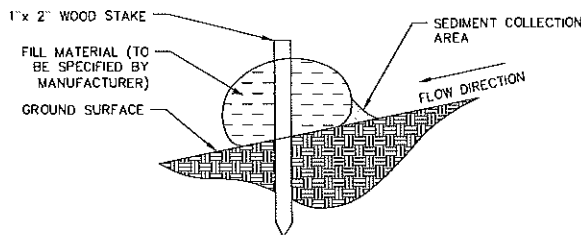
UTILITY PLAN
THE ADDISON
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

| REVISIONS | | NO. | DATE | REMARKS |
|--------------------|---------|---------------------|------|---------|
| 1 | 1-13-15 | Article 5 Submitted | | |
| 2 | 1-30-15 | Article 5 Submitted | | |
| 3 | 2-6-15 | Article 5 Submitted | | |
| SCALE AS SHOWN | | | | |
| DATE 01-07-15 | | | | |
| DRAFTER JFL | | | | |
| CHECKED | | | | |
| PROJECT NO. 130277 | | | | |
| SHEET 2 OF 3 | | | | |
| DWG. NO. | | | | |

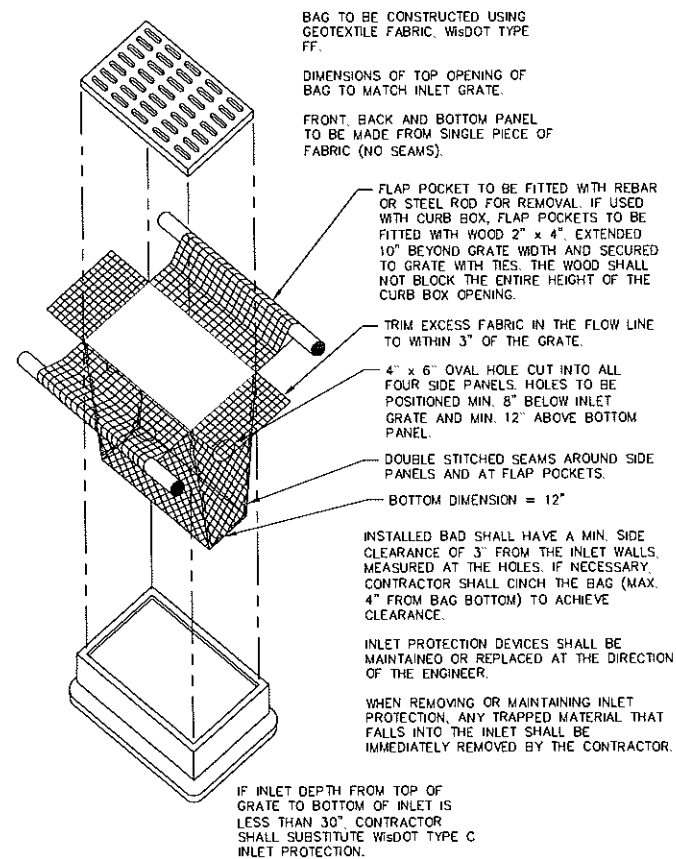


1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'.
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WSDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

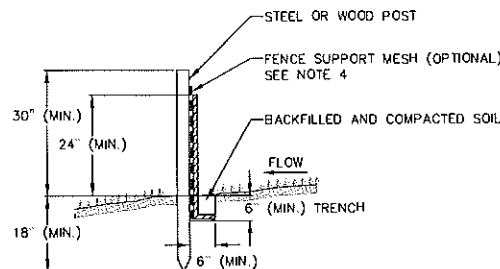
1 TRACKING PAD
NOT TO SCALE



2 SILT SOCK
NOT TO SCALE



3 INLET PROTECTION TYPE D
NOT TO SCALE



4 SILT FENCE
NOT TO SCALE

NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

| REVISIONS | | NO. | DATE | REMARKS |
|-------------|--|----------|---------------------|---------|
| 1 | | 2-5-15 | Article 5 Submittal | |
| SCALE | | AS SHOWN | | |
| DATE | | 06-05-14 | | |
| DRAFTER | | JFCL | | |
| CHECKED | | | | |
| PROJECT NO. | | 130277 | | |
| SHEET | | 3 OF 3 | | |
| DWG. NO. | | | | |

| Key | Qty | Botanical Name | Common Name | Site/Condition |
|-------------------------------|-----|--|-----------------------------------|----------------|
| Trees | | | | |
| Am1 | 3 | Acer nyctolab 'Hortor' | STATE STREET HYADE MAPLE | 2 1/2-3 1/2 b. |
| Cov | 3 | Coronilla varia 'Frons Fontaine' | FRANS FONTAINE EUROPEAN HORNBEAM | 2 1/2-3 1/2 b. |
| Pgr | 1 | Prunus glauca var. densata | BLACK HILLS SPRUCE | 7-8 1/2 b. |
| Pm | 1 | Prunus moenchii | AMUR CHERRY | 7-8 1/2 b. |
| Pc | 4 | Pyrus calleryana 'Cleveland Select' | CLEVELAND SELECT CALLERY PEAR | 2 1/2-3 1/2 b. |
| QF | 3 | Quercus robur 'Fastigial' | FASTIGIATA ENGLISH OAK | 2 1/2-3 1/2 b. |
| St | 5 | Syringa reticulata 'Vary 58' | MORY SUK JAPANESE TREE LILAC | 10-12 b. |
| TLS | 2 | Tilia tomentosa 'Sterling' | STERLING SILVER LINDEN | 2 1/2-3 1/2 b. |
| Shrubs | | | | |
| Am1 | 7 | Arundo donax 'Hortor' | ROGUE BEAUTY BLACK BERRIED ARONIA | 18-24 cont. |
| BGV | 2 | Buxus Green Velvet' | GREEN VELVET BOMWOOD | 18-24 b. |
| Cd | 1 | Coronilla varia 'Hortor' | MORY HALL DOGWOOD | 24-36 cont. |
| DI | 3 | Diervilla lonicera | BUSH HONEYSUCKLE | 18-24 cont. |
| DC | 3 | Diervilla sessilifolia 'Cool Splash' | COOL SPLASH BUSH HONEYSUCKLE | 18-24 cont. |
| EC | 3 | Eucalyptus alatus 'Compactus' | SHARP BURNING BUSH | 24-36 cont. |
| HA | 2 | Hydrangea arborescens 'Annabelle' | ANNABELLE HYDRANGEA | 18-24 cont. |
| HA | 2 | Hydrangea arborescens 'NCHW PA 20765' | WHITEBELLE SPH. HYDRANGEA | 18-24 cont. |
| JG | 4 | Juniperus horizontalis 'Blue Chip' | LITTLE BLUE CEDAR | 18-24 cont. |
| PD | 4 | Physocarpus opulifolius 'Diana Hay' | LITTLE DEVIL INEBARK | 24-36 cont. |
| RG | 10 | Rosa carolina 'Glo-Joy' | BLUE HEST SPRUCE | 18-24 cont. |
| RH | 4 | Rosa rugosa 'Fragrant Cloud' | FRAGRANT CLOUD ROSE | 18-24 cont. |
| RJ | 4 | Rosa rugosa 'Fragrant Cloud' | FRAGRANT CLOUD ROSE | 18-24 cont. |
| SJ | 4 | Spiraea japonica 'Anthony Hester' | ANTHONY HESTER SPIREA | 18-24 cont. |
| Tm | 4 | Taxus canadensis 'Nivalis' | HICKS YEW | 18-24 cont. |
| Td | 4 | Thuja occidentalis 'Little Giant' | LITTLE GIANT ARBORVITAE | 18-24 cont. |
| Ornamental Grasses | | | | |
| Ck | 3 | Calamagrostis x acutiflora 'Karl Foerster' | KARL FOERSTER FEATHER REED GRASS | 18 cont. |
| PV | 4 | Parthenocymbium 'Patrie Sky' | PATRIE SKY SWITCH GRASS | 18 cont. |
| PV | 4 | Parthenocymbium 'Patrie Sky' | PARADISE RED SWITCH GRASS | 18 cont. |
| Perennials and Annuals | | | | |
| Am | 6 | Alchemilla mollis | LADY'S MANTLE | 18 cont. |
| GR | 6 | Geranium Rozanne' | ROZANNE GERANIUM | 18 cont. |
| HB | 6 | Hemerocallis 'Patrie Blue Eyes' | PATRIE BLUE EYES DAYLILY | 18 cont. |
| Hd | 6 | Hemerocallis 'Stella Doro' | STELLA DORO DAYLILY | 18 cont. |
| lg | 6 | Isis germanica | TALL BEARDED IRIS | 18 cont. |
| NH | 7 | Nepeta x faassenii 'Walker's Low' | WALKER'S LOW CATMINT | 18 cont. |
| RH | 4 | Rosa rugosa 'Fragrant Cloud' | FRAGRANT CLOUD ROSE | 18 cont. |
| RH | 4 | Rosa rugosa 'Fragrant Cloud' | FRAGRANT CLOUD ROSE | 18 cont. |
| RG | 30 | Rubus idaeus 'Goldflame' | GOLDFLAME BLACK-THROAT SUSAN | 18 cont. |
| SAJ | 40 | Sedum 'Autumn Joy' | AUTUMN JOY SEDUM | 18 cont. |

PLANTING NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES PRIOR TO COMMENCING ANY WORK ON-SITE. WI STATE STATUTE 182.0175 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGER'S HOTLINE AT 1-800-242-8511.

2. SUPPLY AND INSTALL ALL WISCONSIN GROWN NURSERY STOCK. GUARANTEE ALL STOCK FOR A PERIOD OF ONE YEAR. ALL PLANTING MATERIAL IS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1-2004. ALL PLANT MATERIAL IS TO BE PLANTED IMMEDIATELY AFTER ARRIVAL AND UNLOADING ON SITE. PLANT TYPES, SIZES, AND QUANTITIES ARE ACCORDING TO THE PROPOSED PLANS. IF ANY DISCREPANCIES ARE PRESENT BETWEEN PLANT LEGEND AND GRAPHIC DEPICTION, GRAPHICALLY DEPICTED QUANTITIES SHALL HOLD PRECEDENCE.

3. ACTUAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO FINAL SITE LAYOUT AND CONDITIONS AND MAY BE ADJUSTED ACCORDINGLY.

4. CITY AND STATE ALL LARGE TREES AND EVERGREENS.

5. ALL PLANTS ARE TO BE BACKFILLED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL BLEND AND IS TO BE FREE OF ROOTS, ROCKS LARGER THAN 1" IN DIAMETER, SUBSOIL DEBRIS, AND WEEDS.

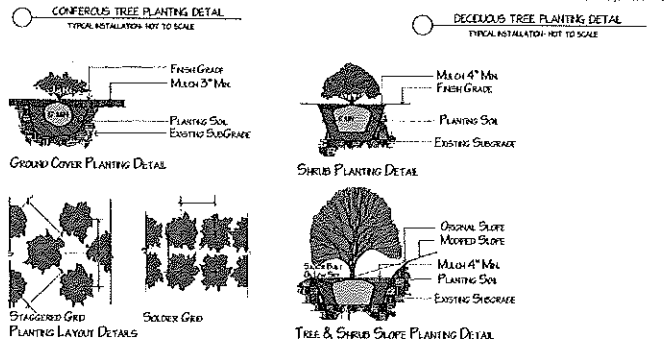
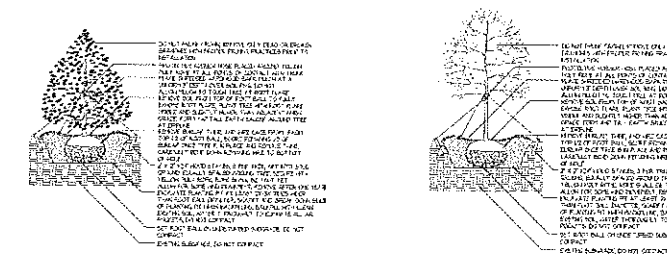
6. OPEN AND REMOVE THE TOP BURLAP AND TRUNK OR STIRLING FROM ALL BALLED AND BURLAPPED PLANTS AND SET ALL PLANTS AT FINISHED GRADE.

7. SUPPLY AND INSTALL 3"-4" OF SHREDDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS, AND 1-1 1/2" IN ALL PERENNIAL BEDS. TREAT ALL AREAS WITH A PRE-EMERGENT HERBICIDE (GRANULAR FORM) TRIFLURAN OR APPROVED EQUIVALENT FOLLOWING ALL MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS PRIOR TO PLACING MULCH.

8. SUPPLY AND INSTALL 3"-4" OF SHREDDED HARDWOOD MULCH 1" PAST THE CRIP LINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TRUNK OF TREE.

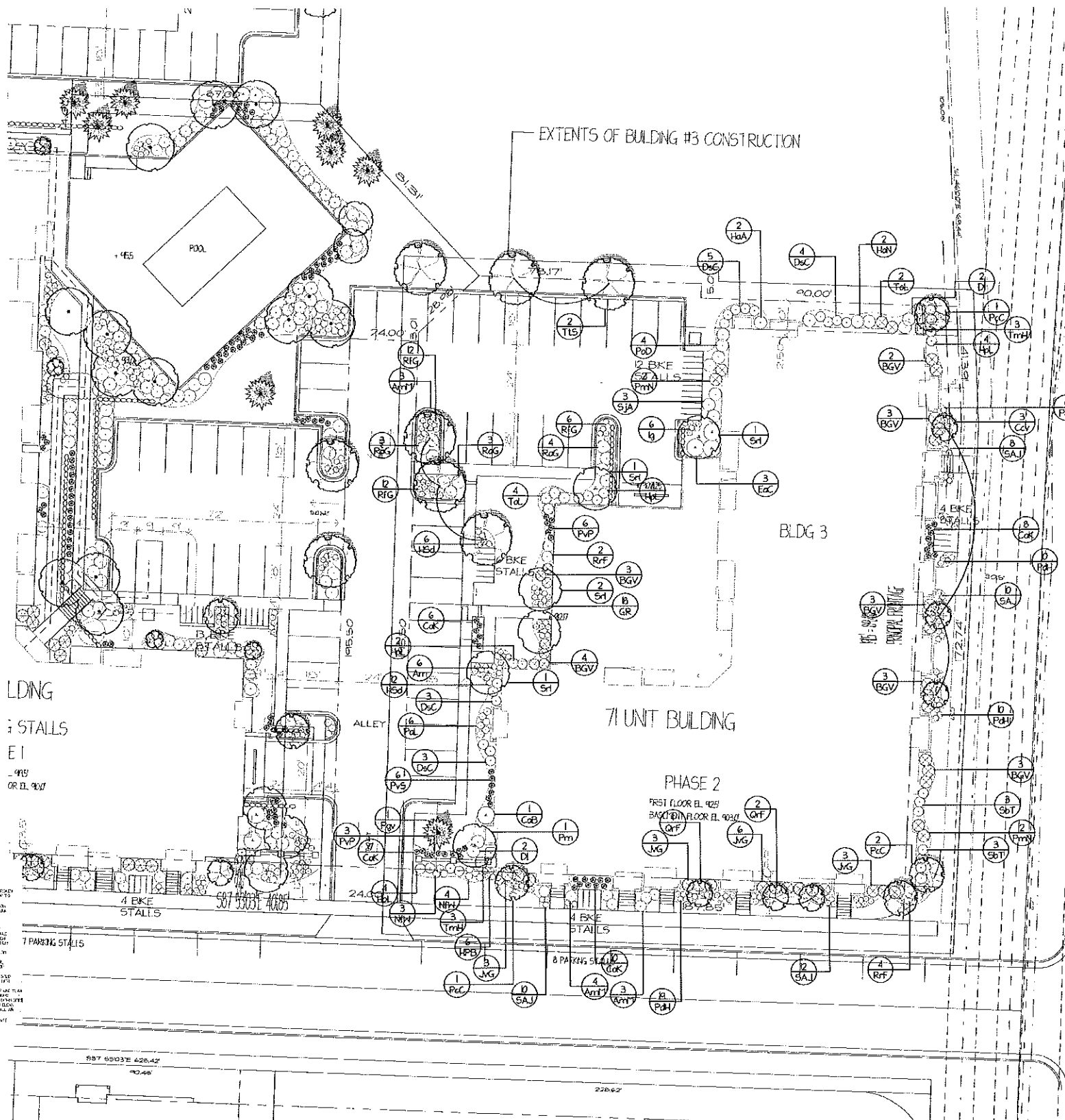
9. SUPPLY AND INSTALL BLACK VINYL EDGING 'A/E OF DAVENPORT' MANUFACTURED BY VALLEYVIEW INDUSTRIES OR APPROVED EQUIVALENT IN ALL PLANTING BEDS THAT ADJOIN TURF AREAS ACCORDING TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

10. ALL TURF AREAS ARE TO BE PRE-GRADED. ALL TURF AREAS ARE TO BE SEED, AREAS ARE TO BE SOWN AT THE MANUFACTURER'S RECOMMENDED RATES AND COVERED WITH A CLEAN OAT STRAW. TURF AREAS ARE TO BE SOWN WITH NELSON LANDSCAPE'S CUSTOM BLENDED SEED FOR LAWNS AND IS TO BE APPLIED AT THE RECOMMENDED RATE, A STARTER FERTILIZER APPLIED, AND COVERED WITH A CLEAN OAT STRAW. ANY AREAS WHERE POTENTIAL EROSION EXISTS DUE TO WIND OR WATER OR OTHER MEANS INCLUDING ALL SLOPES OF 3:1 OR GREATER SHALL BE COVERED WITH STRAW EROSION CONTROL. PLANTS 125-75" MANUFACTURED BY NORTH AMERICAN GREEN, INSTALLED TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.



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Sheet Title:

LANDSCAPE PLAN

Project:

ARTICLE 5 SUBMITTAL:

THE ADDISON
FITCHBURG, WI

Client:

Plan Notes:

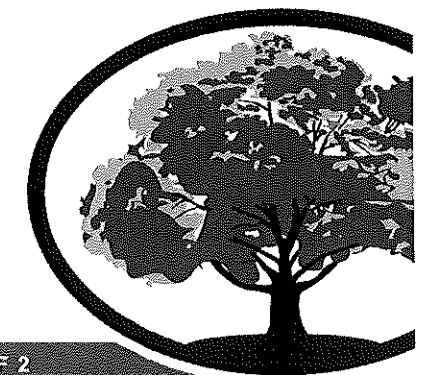
Designed By: C. J. N.
Drawn By: C. J. N.
Date: 1-13-15
Revisions: 1-30-15, 2-05-15

Notice:

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SHEET# L3.1 2 OF 2

ISSUED
Article 5 Submittal January 15, 2015

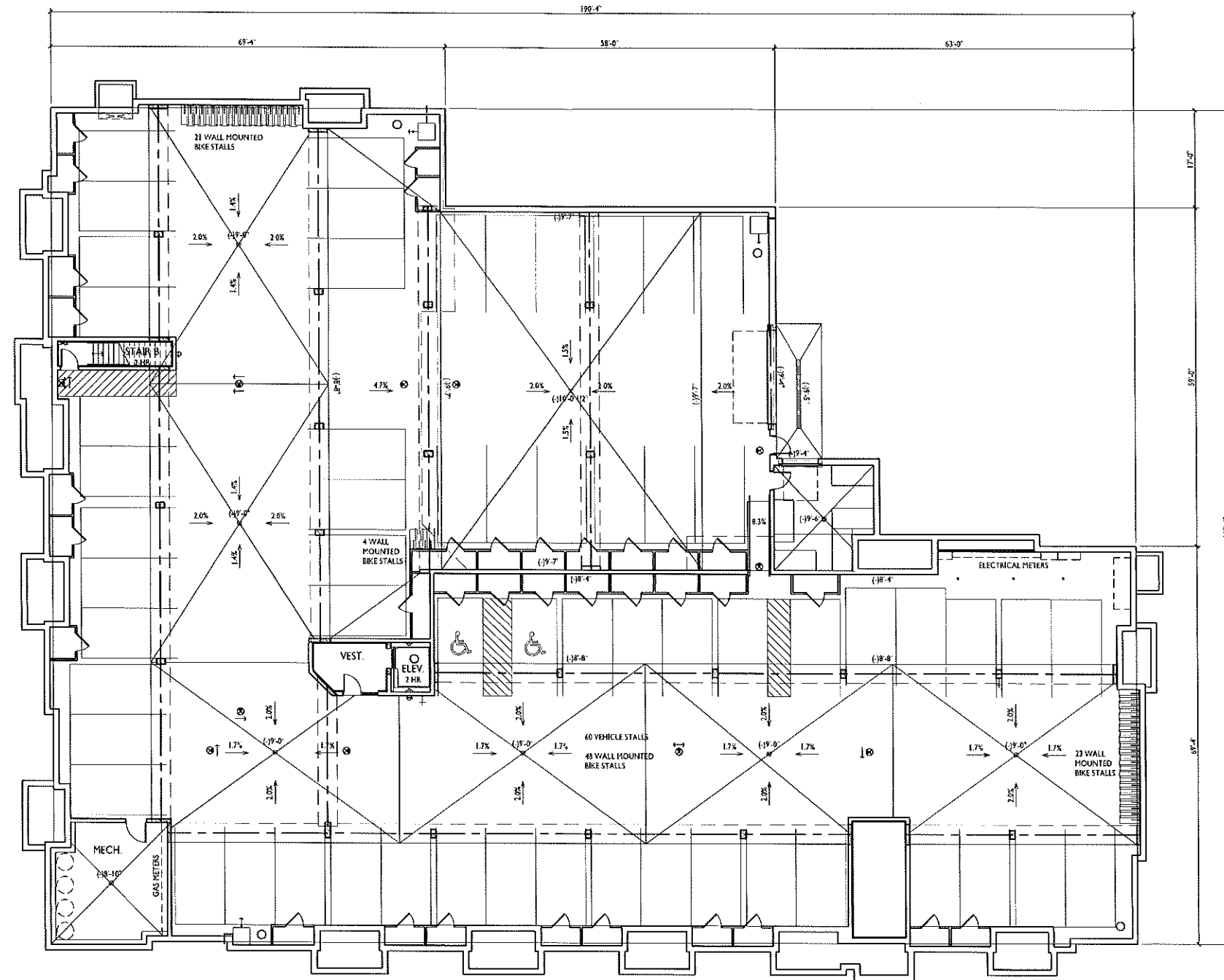
PROJECT TITLE
**FEDLER -
SYENE RD
PHASE 2
BUILDING 3**

AURORA AVENUE &
SYENE ROAD
SHEET TITLE
**Basement Floor
Plan**

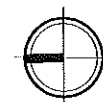
SHEET NUMBER

A-1.0

PROJECT NO. **1332**
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1 BASEMENT FLOOR PLAN
A-1.0 3/32"=1'-0"



ISSUED
Article 5 Submittal: January 15, 2015
Article 5 Re-Submittal: February 5, 2015



1 EAST ELEVATION
A-2.1 SCALE: 1/8"=1'-0"

| BUILDING MATERIAL | % |
|---------------------------|------|
| DOORS / WINDOWS | 32 % |
| VINYL SIDING | 16 % |
| COMPOSITE TRIM & PANEL | 10 % |
| BRICK VENEER / CAST STONE | 42 % |

EVERGREEN HEDGE

TYPICAL MATERIALS

*NOTE: COLORED MORTAR TO BE USED FOR ALL BRICK, PRECAST, CMU VENEER (COLORS T.B.D. TO MATCH VENEERS)



2 SOUTH ELEVATION
A-2.1 SCALE: 1/8"=1'-0"

| BUILDING MATERIAL | % |
|---------------------------|------|
| DOORS / WINDOWS | 29 % |
| VINYL SIDING | 19 % |
| COMPOSITE TRIM & PANEL | 10 % |
| BRICK VENEER / CAST STONE | 42 % |

VERTICAL EXPANSION JOINT - SEE 182/A-4.8 (TYP)

PROJECT TITLE
**THE ADDISON
BUILDING 3**

AURORA AVENUE &
SYENE ROAD
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.1

PROJECT NO. 1332
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| EXTERIOR MATERIAL SCHEDULE | | |
|-------------------------------|------------------|---|
| BUILDING MATERIAL | MATERIAL | COLOR |
| ROOF | ASPHALT SHINGLES | OWENS CORNING PRO 30; DRIFTWOOD |
| ROOF FLASHING | ALUMINUM | TBD - VERIFY W/ ARCHITECT |
| HORIZONTAL VINYL SIDING - 1 | VINYL | CERTAINTED MONOGRAM 46; SUEDE |
| HORIZONTAL VINYL SIDING - 2 | VINYL | CERTAINTED MONOGRAM 46; SABLE BROWN |
| COMPOSITE TRIM AND PANELS | COMPOSITE | SW 7531 "CANYAS TAN" |
| ALUMINUM FASCIA | ALUMINUM | MASTIC "ALMOND" |
| BRICK VENEER | MASONRY | SORAL - ALL BVOALE HILL KING SIZE |
| MORTAR COLOR @ BRICK VENEER | MASONRY | QUIKRETE "WHEAT" |
| SEALANT @ BRICK VENEER | T.B.D. | TBD (MATCH BRICK) - SUBMIT TO ARCHITECT |
| METAL FLASHING @ BRICK VENEER | GALV. STEEL | PAC CLAD "HANSARD BROWN" |
| CAST STONE SILLS & HEADS | CAST STONE | EDWARDS CAST STONE 18-018 |
| METAL FLASHING @ PRECAST | GALV. STEEL | PAC CLAD "ALMOND" |
| WINDOWS | VINYL | TAN |
| SEALANT @ WINDOWS | T.B.D. | TO MATCH WINDOWS |
| RAILING | ALUMINUM | DARK BRONZE |
| DECK BOARDS | TREATED WOOD | TBD |
| DECK SKIRT | COMPOSITE | SW 7531 "CANYAS TAN" |
| FLASHING @ DECK EDGE | GALV. STEEL | PAC CLAD "ALMOND" |
| FLASHING @ DECK LEDGER | GALV. STEEL | MATCH ADJACENT SIDING/MASONRY |
| ENTRY DOORS | INSULATED METAL | DARK BRONZE |
| GARAGE MAN DOOR | INSULATED METAL | SW 7531 "CANYAS TAN" |
| OVERHEAD GARAGE DOOR | ALUMINUM | CHILL ALMOND |
| SWINGING UNIT PATIO DOORS | FIBERGLASS | STAINED - TBD BY ARCHITECT |



| BUILDING MATERIAL | % |
|---------------------------|------|
| DOORS / WINDOWS | 27 % |
| VINYL SIDING | 25 % |
| COMPOSITE TRIM & PANEL | 9 % |
| BRICK VENEER / CAST STONE | 39 % |

1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

| BUILDING MATERIAL | % |
|---------------------------|------|
| DOORS / WINDOWS | 25 % |
| VINYL SIDING | 24 % |
| COMPOSITE TRIM & PANEL | 9 % |
| BRICK VENEER / CAST STONE | 42 % |

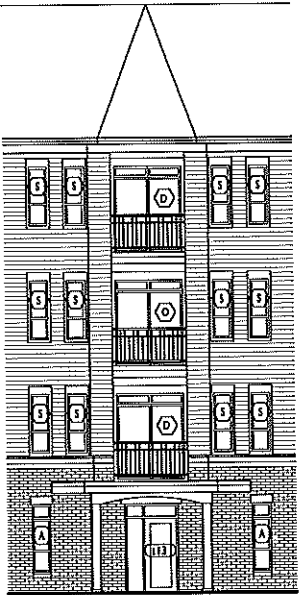


| BUILDING MATERIAL | % |
|---------------------------|------|
| DOORS / WINDOWS | 27 % |
| VINYL SIDING | 25 % |
| COMPOSITE TRIM & PANEL | 11 % |
| BRICK VENEER / CAST STONE | 37 % |

2 WEST ELEVATION
SCALE: 1/8"=1'-0"

| BUILDING MATERIAL | % |
|---------------------------|------|
| DOORS / WINDOWS | 27 % |
| VINYL SIDING | 25 % |
| COMPOSITE TRIM & PANEL | 9 % |
| BRICK VENEER / CAST STONE | 39 % |

3 HIDDEN ELEVATION
SCALE: 1/8"=1'-0"



BUILDING MATERIAL
BREAKDOWN IS
COMBINED WITH
WEST ELEVATION

ISSUED
Article 5 Submittal: January 15, 2015
Article 5 Re-Submittal: February 5, 2015

PROJECT TITLE
**THE ADDISON
BUILDING 3**

AURORA AVENUE &
SYENE ROAD
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.2

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